

COVER SHEET FOR COMMUNITY PLANNING SUBMITTALS

Name(s) of Submitting Government(s): **Clay County, Town of Bluffton, and City of Fort Gaines**

RC: **RVRC**

Submittal Type: **Comp Plan Update**

Preparer: RC Local Government Consultant: Specify

Cover Letter Date: **01/12/24**

Date Submittal Initially Received by RC: **12/11/23**

Explain Unusual Time-lags or Other Anomalies, when present:

Inaccurate/incomplete information, above, and nonconformity with the standards articulated, below, are reportable as performance errors under the terms of the annual DCA/RC contract and may lead to adverse audit findings.

- **ALL SUBMITTALS MUST BE TRANSMITTED ELECTRONICALLY USING THE DEPARTMENT'S SHAREPOINT SITE.**
- **COMBINE ALL INDIVIDUAL IMAGES, DOCUMENTS AND SPREADSHEETS INTO ONE SINGLE, SEARCHABLE PDF (INCLUDING COVER LETTERS, APPENDICES, ETC.), PUT THIS COMPLETED FORM AS THE FIRST PAGE OF THE PDF AND THEN UPLOAD IT.**
- **REVISED SUBMITTALS MUST INCLUDE THE ENTIRE DOCUMENT, NOT ONLY THE REVISED PORTION.**
- **EMAILED OR HARDCOPY MATERIALS WILL NOT BE ACCEPTED FOR DCA REVIEW.**
- **ALL SUBMITTALS MUST BE CHanneled THROUGH THE APPROPRIATE REGIONAL COMMISSION.**



CLAY COUNTY COMPREHENSIVE PLAN 2024-2028

**A Joint Comprehensive Plan for Clay
County, Bluffton, and Fort Gaines**

RESOLUTION OF ADOPTION

CLAY COUNTY, BLUFFTON, AND FORT GAINES COMPREHENSIVE PLAN 2024-2028

WHEREAS, The Georgia General Assembly did enact the Georgia Planning Act of 1989 to institute local comprehensive planning be city and county governments throughout the state, and

WHEREAS, said Act requires local governments to prepare, maintain and periodically update a state-approved, local comprehensive plan to maintain eligibility for certain state-issued grants, loans and permits, and

WHEREAS, Clay County, working jointly with the Town of Bluffton and City of Fort Gaines, has updated the Joint Comprehensive Plan for the planning period 2024-2028, and


WHEREAS, Clay County has been notified by appropriate authority that the most recent effort updating the local comprehensive plan adequately addresses the minimum standards and procedures promulgated by the Georgia Department of Community Affairs to facilitate compliance with said Act.

NOW, BE IT THEREFORE RESOLVED, and is hereby resolved by the Clay County Board of commissioners that the Comprehensive Plan 2024-2028 be adopted.

SO RESOLVED, this 06 day of February 2024.

CLAY COUNTY

BY:


James Davenport, Chairman

ATTEST:


Ronnie Dollar, County Administrator & Clerk



RESOLUTION OF ADOPTION

CLAY COUNTY, BLUFFTON, AND FORT GAINES COMPREHENSIVE PLAN 2024-2028

WHEREAS, The Georgia General Assembly did enact the Georgia Planning Act of 1989 to institute local comprehensive planning be city and county governments throughout the state, and

WHEREAS, said Act requires local governments to prepare, maintain and periodically update a state-approved, local comprehensive plan to maintain eligibility for certain state-issued grants, loans and permits, and

WHEREAS, the Town of Bluffton, working jointly with the Clay County and City of Fort Gaines, has updated the Joint Comprehensive Plan for the planning period 2024-2028, and

WHEREAS, the Town of Bluffton has been notified by appropriate authority that the most recent effort updating the local comprehensive plan adequately addresses the minimum standards and procedures promulgated by the Georgia Department of Community Affairs to facilitate compliance with said Act.

NOW, BE IT THEREFORE RESOLVED, and is hereby resolved by the Bluffton Council that the Comprehensive Plan 2024-2028 be adopted.

SO RESOLVED, this 5th day of February 2024.

TOWN OF BLUFFTON

BY: Lee Hubbard
Lee Hubbard, Mayor

ATTEST: Gail Hubbard
Gail Hubbard, Town Clerk



RESOLUTION OF ADOPTION

CLAY COUNTY, BLUFFTON, AND FORT GAINES COMPREHENSIVE PLAN 2024-2028

WHEREAS, The Georgia General Assembly did enact the Georgia Planning Act of 1989 to institute local comprehensive planning be city and county governments throughout the state, and

WHEREAS, said Act requires local governments to prepare, maintain and periodically update a state-approved, local comprehensive plan to maintain eligibility for certain state-issued grants, loans and permits, and

WHEREAS, the City of Fort Gaines, working jointly with the Clay County and Town of Bluffton, has updated the Joint Comprehensive Plan for the planning period 2024-2028, and

WHEREAS, the City of Fort Gaines has been notified by appropriate authority that the most recent effort updating the local comprehensive plan adequately addresses the minimum standards and procedures promulgated by the Georgia Department of Community Affairs to facilitate compliance with said Act.

NOW, BE IT THEREFORE RESOLVED, and is hereby resolved by the Fort Gaines City Council that the Comprehensive Plan 2024-2028 be adopted.

SO RESOLVED, this 13th day of February 2024.

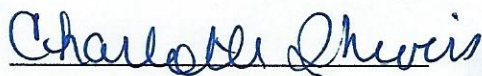
CITY OF FORT GAINES

BY:



Kenneth Sumpter, Mayor

ATTEST:



Charlotte Shivers, City Clerk



CLAY COUNTY BOARD OF COMMISSIONERS

James Davenport, Chairman

Ernest Jenkins, Vice Chair

Lola Spann · Gail Hubbard · Samuel Johnson

Ronnie Dollar, County Administrator

BLUFFTON TOWN COUNCIL

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Gloria Hubbard · Aldene Lee

Chris Clifton · Randy Morris

Gail Hubbard, Town Clerk

FORT GAINES CITY COUNCIL

Kenneth Sumpter, Mayor

Susie Rhodes, Mayor Pro Tem

Jeanine Spann · Jesse Simmons

Justin Mock · Kimberly Johnson

Charlotte Shivers, City Clerk

Assisted by the River Valley Regional Commission

228 West Lamar St.

Americus, GA 31709

710 Front Ave, Suite A

Columbus, GA 31901

Clay County Georgia

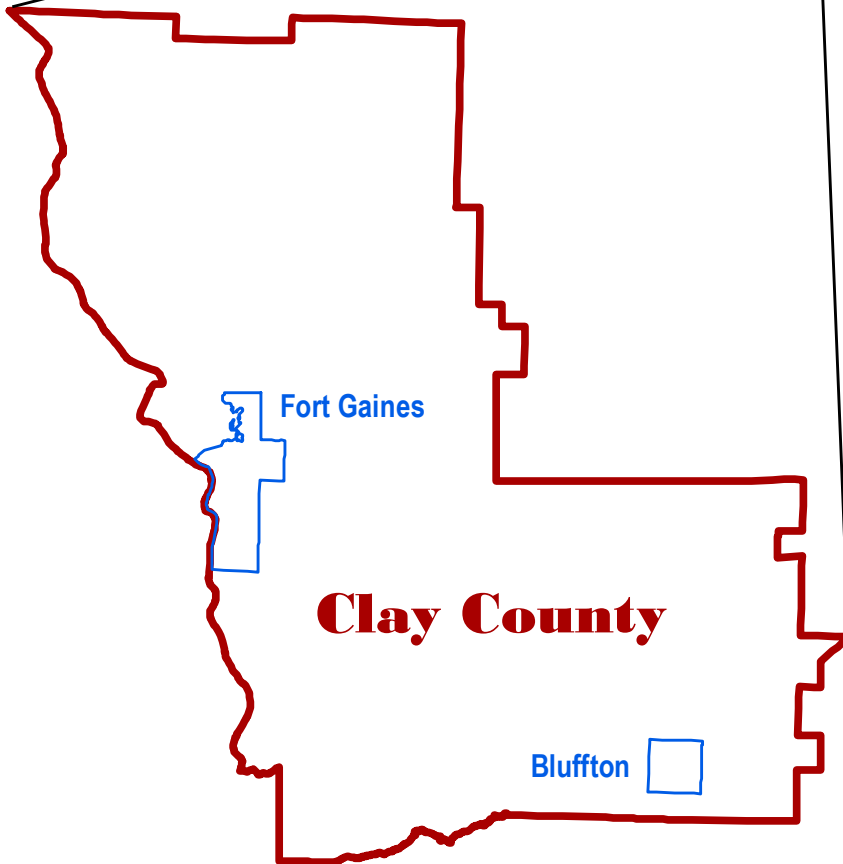
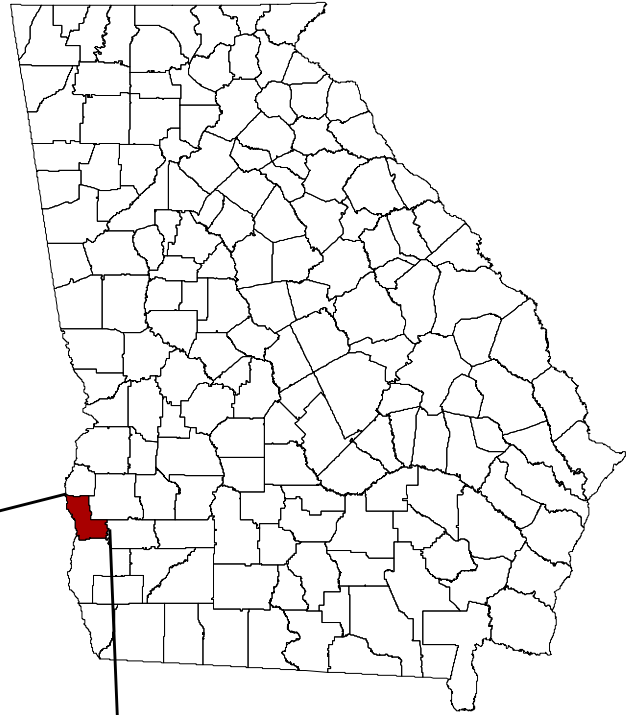


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County Clerk
temonica.ealey@claycountyga.net

Re: Joint Comprehensive Plan Update Submittal

Mr. Jim Livingston,

Clay County has completed an update of its joint comprehensive plan and is submitting it with this letter for review by the River Valley Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in the development of the plan in a manner appropriate to our community's dynamic and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision makers have reviewed both the Regional Water Plan covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Ronnie Dollar, Clay County Administrator at (229) 768-1004 or via email at ronnie.dollar@claycountyga.net.

Sincerely,

James Davenport, Chair
Clay County Commission

Thank you!

Blaine Hoskins
Regional Planner
River Valley Regional Commission
710 Front Ave., Suite A
Columbus GA 31902
Direct #: (706) 256-2934

www.rivervalleyrc.org
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Clay County is an equal opportunity service provider and employer.

**City of Bluffton
109 Broad Street
Bluffton, GA 39824**

November 13, 2023

River Valley Regional Commission
710 Front Avenue, Suite A
Columbus, GA 31901

Mr. Jim Livingston,

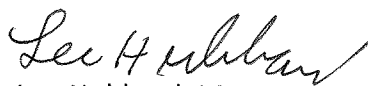
The Town of Bluffton has completed an update of its joint comprehensive plan and is submitting it with this letter for review by the River Valley Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in the development of the plan in a manner appropriate to our community's dynamic and resources. Evidence of the has been included in our submittal.

I certify that the appropriate staff and decision makers have reviewed both the Regional Water Plan covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Gail Hubbard, Town Clerk at (229)308-4512 or via email at gailshubbard@gmail.com

Sincerely,



Lee Hubbard, Mayor
Town of Bluffton

City of Fort Gaines, Georgia

Kenneth Sumpter
Mayor



Charlotte Shivers
Clerk/Treasurer

Nov. 30, 2023

River Valley Regional Commission
710 Front Avenue, Suite A
Columbus, GA 31901

Re: Joint Comprehensive Plan Update Submittal

Mr. Jim Livingston,

The City of Fort Gaines has completed an update of its joint comprehensive plan and is submitting it with this letter for review by the River Valley Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in the development of the plan in a manner appropriate to our community's dynamic and resources. Evidence of this has been included in our submittal.

I certify that the appropriate staff and decision makers have reviewed both the Regional Water Plan covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Charlotte Shivers, City Clerk at (229) 768-2443 or via email at cityofftgainesgov@windstream.net.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kenneth Sumpter", is written over a horizontal line.

Kenneth Sumpter, Mayor
City of Fort Gaines



Photo Credit: Tim Shaver

Introduction

The Clay County Joint Comprehensive Plan is a comprehensive plan prepared under the Minimum Planning Standards and Procedures of the Georgia Planning Act of 1989. It is a joint plan for Clay County and its municipalities: the Town of Bluffton and the City of Fort Gaines.

Clay County is located in southwestern Georgia, on the Georgia/Alabama border. This border also includes Walter F. George Lake and the Chattahoochee River. The county has many opportunities for outdoor recreation, with the lake being the predominate draw. Bagby State Park is located nearby and is currently undergoing renovations.

Historic and agricultural tourism in the county is also prevalent. The [Red Clay Barn Quilt Trail](#) is another attraction for people to visit. So far, there are 51 barn quilts displayed throughout the county with more being added frequently. Frontier Village is located in the City of Fort Gaines and is a historic site dating back to 1816. The Village is the site of the annual Christmas at the Fort Festival.

Organization of the Comprehensive Plan Update

The State of Georgia updated the Minimum Standards and Procedures for Local Comprehensive Planning in 2018 (O.C.G.A. 110-12-1). These updates included a list of required elements and optional elements each community was encouraged to use to supplement their comprehensive planning efforts.

Elements required by the state for each community include:

- *Community Involvement* - An initial and final public hearing;
- *Community Goals* - A review of the community's vision and goals;
- *Needs and Opportunities* - A list of potential community needs and opportunities;
- *Land Use* - An analysis of the community's existing development patterns;
- *Community Work Program* - The community's action plan for the next five years; and

- *Broadband Element* - An action plan for the promotion of the deployment of broadband services by broadband service providers into unserved areas within its jurisdiction.

While not included in the Comprehensive Plan Update document, renegotiation of the community's Service Delivery Strategy is also required as part of the process.

Other elements encouraged by the state to supplement the community's comprehensive planning efforts include:

- *Economic Development* - Encouraged for communities seeking to improve economic opportunities for their citizens;
- *Capital Improvements* - Only required for governments that charge impact fees;
- *Transportation* - Recommended for communities with automobile congestion problems, parking problems, or that are interested in adding alternative transportation facilities (Only required for governments that have a portion of their jurisdiction included in a Metropolitan Planning Organization); and
- *Housing* - Encouraged for communities with concentrations of substandard housing or a jobs-housing imbalance (Only required for HUD CDBG Entitlement Communities).

The Clay County, Town of Bluffton, and City of Fort Gaines Comprehensive Plan Update consists of the five state-required elements: Community Vision and Goals, Community Needs and Opportunities, Community Land Use, Community Work Program, and Broadband Element.



Community Involvement

Purpose

The comprehensive planning process, at its inception and culmination, is a vision for the future. The ultimate goal of the process is to develop a strong community. To achieve that objective, a meaningful comprehensive planning process must solicit and integrate the input of community citizens, government officials, and staff. The result will be a well-balanced comprehensive plan addressing the issues of today, the opportunities of tomorrow, and outlining the steps necessary to bring about positive change over the next twenty (20) years. The intent of the Comprehensive Plan Update process is to encourage as much public participation, open dialogue and communication as possible, seeking to build consensus among residents that will result in better government decisions and greater community agreement with those decisions.

Identification of Stakeholders

The Clay County Commission, Bluffton Council, and Fort Gaines Council selected steering committees at the beginning of the process. These groups consisted of a combination of elected officials and local citizens. The steering committee developed a list of stakeholders from whom to solicit input regarding the comprehensive plan update.

Participation Techniques

Citizen Notification and Public Meetings

Various media will be used to get citizens involved in the planning process. Civic leaders and civic groups will be contacted to assist in citizen involvement opportunities. Staff addressed economic development practitioners and local residents of Clay County at numerous public meetings to gain input on all elements of the Comprehensive Plan Update.

Public Hearings

The State of Georgia Minimum Standards and Procedures for Local Comprehensive Planning in 2018 (O.C.G.A. 110-12-1) required that two (2) public hearings be held in association with the development of a community's Comprehensive Plan Update. The initial public hearing was held on June 6, 2023, to inform the public that the planning process was underway, go over the plan's timeline, and state how they can help the planning process.

A joint final public hearing for all communities is scheduled for November 28, 2023, in Fort Gaines. The purpose of the meeting will be to allow citizens to review and comment on the Comprehensive Plan Update. All draft documents and maps will be available for review. Staff will be available to take comments. Formal written comments, collected at the conclusion of the meeting, will be summarized and responded to in a timely manner.

2024 Clay County Joint Comprehensive Plan Timeline

Plan Element	Work Session Agenda	Date
1 st Public Hearing	<ul style="list-style-type: none"> Plan Update Process/ Meeting Schedule 	<u>June 2023</u> June 6
Community Goals	<ul style="list-style-type: none"> Vision Statement List Community Goals Community Policies 	<u>June/ July 2023</u> Bluffton - June 5 Ft Gaines - July 13 Clay Co - July 13
Needs and Opportunities	<ul style="list-style-type: none"> Develop list using SWOT Analysis Provide supplemental planning recommendations Analysis of data and Information Analysis of consistency with Quality Community Objectives 	<u>June/ July 2023</u> Bluffton - June 5 Ft Gaines - July 13 Clay Co - July 13
Land Use Element	<ul style="list-style-type: none"> Future Land Use Maps and Narrative 	<u>October 2023</u> Clay County - October 18 Ft Gaines - October 18 Bluffton – October 26
Community Work Program	<ul style="list-style-type: none"> Define activities that each government plans to undertake during the next 5 years to address priority Needs and Opportunities 	<u>August/ September 2023</u> Clay County – August 7 Ft Gaines – August 31 Bluffton – September 15
2 nd Public Hearing	<ul style="list-style-type: none"> Final plan review and comments 	November 28, 2023
Submit Plan to DCA		December 2023
Make Plan Revisions		December 2023
Adopt Plan		December 2023

Clay County, Bluffton, and Fort Gaines Demographics and Data

Population

With the singular exception of an increase of 120 residents during the 1930s, Clay County has been in population decline for a century. During the first half of the period, the resident population declined by half. Over the last half century (1960-2020) the community recorded an additional 37% decline. Fort Gaines, Bluffton, and the unincorporated area have all been regular contributors to the long-time trend.

Population Clay County and Adjoining Counties 1960-2020							
Jurisdiction	1960	1970	1980	1990	2000	2010	2020
Clay County	4,551	3,636	3,553	3,364	3,357	3,183	2,848
Bluffton	176	105	132	138	118	103	113
Fort Gaines	1,320	1,255	1,260	1,248	1,110	1,1077	995
Calhoun County	7,341	6,505	5,717	5,013	6,320	6,694	5,573
Early County	13,151	12,682	13,158	11,854	12,354	11,008	10,854
Quitman County	2,432	2,180	2,357	2,209	2,598	2,513	2,235
Randolph County	11,078	8,734	9,599	8,023	7,791	7,719	6,425
Barbour County (AL)	24,700	22,543	24,756	25,417	29,038	27,457	25,223
Henry County (AL)	15,286	13,254	15,302	15,374	16,310	17,302	17,146

Source: U.S. Census Data

Thirty-year projections by the Georgia Office of Planning and Budget suggest the community may decline by almost 208 additional residents by 2040, and 285 by mid-century. The decline is projected to be common among the neighboring counties. In fact, the state projects two-thirds of counties in the southwest quadrant of Georgia will also lose population during the 2040 and 2050 timelines.

Population Projections Clay County and Cities 2030-2050			
	2030 Population	2040 Population	2050 Population
Bluffton	92	85	79
Fort Gaines	953	889	830
Unincorporated	1,677	1,666	1,654
Clay County Total	2722	2640	2563

Source: 2022 Georgia Governor’s Office of Planning and Budget 2030-2050 City projections based on current population proportions.

Clay County is primarily African American or Black, with this group making up 55.7% of the population. The White population has increased significantly in the past four years, going from 29.3% in 2016 to 42.7%

in 2020. 0.4% of the population is multiracial, while 0.3% of the population is Hispanic or Latino, though this ethnicity can be applied to any race.

Fort Gaines mimics the county’s racial and ethnic makeup with a larger Black population (81.6%) and smaller White population (13.3%). However, it lacks the small multiracial and Latino population that the county has. Bluffton’s population distribution is different; 56% of residents are White, and 43.6% are Black, making the Black population the minority as opposed to Clay County and Fort Gaines. There is a small population of multiracial residents.

Race/Ethnicity Clay County and Cities 2020			
Race/ Ethnicity	Clay County	Bluffton	Fort Gaines
White	42.7%	56.0%	13.3%
Black	55.7%	43.6%	81.6%
Asian	1.1%	0%	3.7%
American Indian	0%	0%	0%
Native Hawaiian/ Pacific Islander	0%	0%	0%
Some other Race	0.4%	0.4%	1.3%
Two or more Races	0.2%	0.4%	0%
Hispanic or Latino (of any race)	0.3%	0%	0%

2020 US Census Data

Housing

US Census data shows an overall gain in Median Family and Median Household incomes in Clay County and its communities between 2000 and 2020, though none, except for Clay County’s Median Household rate, exceeds the rate of inflation over the same period. On a per capita basis, Fort Gaines has shown decreases in income, while Clay County and Bluffton have increased.

Changes in Income Clay County, Bluffton, Fort Gaines					
Income Measure	Jurisdiction	2000 ¹	2000 ²	2020 ³	% Inflation 2010-2020 ⁴
Median Family	Clay County	\$27,837	\$31,354	\$42,629	36% %
	Bluffton	\$45,000	\$36,875	\$53,125	44%
	Fort Gaines	\$20,909	\$32,875	\$27,500	-16%
Median Household	Clay County	\$21,448	\$26,250	\$32,434	26%
	Bluffton	\$43,125	\$29,500	\$34,063	16%
	Fort Gaines	\$18,304	\$26,277	\$19,750	-25%
Per Capita	Clay County	\$16,819	\$13,353	\$22,389	68%
	Bluffton	\$16,550	\$17,962	\$17,816	-0.8%
	Fort Gaines	\$12,481	\$11,729	\$12,212	4%

1. 2000 US Census Data; 2. 2010 US Census Data; 3. 2020 US Census Data; 4. Inflation calculator (<https://westegg.com/inflation/>)

The census has credited Clay County with a gradual decrease in housing inventory since the turn of the century; 1,925 (2000) and 1,917 (2010), until an increase in inventory in 2020. Since 2000, Clay has maintained a high vacancy rate relative to neighboring counties, with only one county recording higher rates. The community has historically maintained a high owner-occupancy rate, but experienced a decrease in 2000-2010, before increasing again in 2020; 75% (2000), 72% (2010) and 76% (2020). This follows state and national trends. The community has also maintained a relatively high mobile home/manufactured housing presence.

Clay County and Cities Housing 2020			
Category	Clay County	Bluffton	Fort Gaines
Total Housing Units	2,160	63	534
-Occupied	60.8%	84.1%	56.9%
-Vacant	39.2%	15.9%	43.1%
Owner-occupied	76.1%	47.2%	37.2%
Renter-occupied	23.9%	52.8%	62.8%
Traditional House/ Townhouse/Duplex/ Apartment	59.1%	63.5%	81.6%
Mobile Homes	40.5%	36.5%	18.4%
Other (RV, Van, Boat, etc.)	0.4%	0%	0%

Source: US Census Bureau American Community Survey

Economic Development

In Clay County, 41.8% of residents 16 and older are in the labor force. 37.6% of residents are employed, and 4.2% are unemployed and seeking work. The remaining 58.2% of the population is not in the labor

force (this includes high school and college students that do not work, disabled people, retirees, and any other residents unemployed and not seeking work). Of the 1,056 Clay County residents in the labor force, 10.1% of them are unemployed. Bluffton boasts an unemployment rate of 0%, while Fort Gaines has a relatively high unemployment rate of 25.5%. Pursuit of various economic development opportunities to attract industries and investment in education and workforce training could help reverse the unemployment rate of Clay County.

Employment Status (Age 16+) Clay County and Cities 2020			
Category	Clay County	Bluffton	Fort Gaines
In labor force	41.8%	39.8%	47.4%
-Employed	37.6%	39.8%	35.3%
-Unemployed	4.2%	0%	12.1%
-Armed forces	0%	0%	0%
Not in labor force	58.2%	60.2%	52.6%
Total civilian labor force	1,056	80	286
Unemployment Rate	10.1%	0%	25.5%

Source: US Census American Community Survey

The 2020 American Community Survey estimates show that the residents of Clay County rely heavily on Educational Services, Healthcare, and Social Assistance jobs for employment. This category is the highest for both the county and Bluffton, accounting for over 20% of employment for each of them. Fort Gaines shows 23% of its working population being split evenly between manufacturing and transportation, warehousing, or utilities. While it is not the largest sector of employment in any community, agriculture, forestry, fishing/ hunting, and mining all have a considerable amount of each community’s working population. Overall, employment is fairly diverse in Clay County and its cities, but a larger push for improvements in education and broadband expansion could lead to greater diversification by making information and professional/scientific/management sectors more viable.

Employment by Industry Clay County and Cities 2020			
Category	Clay County	Bluffton	Fort Gaines
Employed Population	949	80	213
Agriculture, Forestry, Fishing/ Hunting, Mining	11.4%	20.0%	4.7%
Construction	14.1%	0%	10.8%
Manufacturing	5.2%	7.5%	11.7%
Wholesale Trade	0.7%	8.8%	0%
Retail Trade	16.9%	2.5%	16.9%
Transportation, Warehousing, or Utilities	9.8%	16.3%	11.7%
Information	0%	0%	0%
Finance/Insurance, Real Estate/Rental and Leasing	0.7%	5.0%	1.4%
Professional, Scientific, Management, Administrative, Waste Management Services	1.9%	0%	1.9%
Educational Services, Healthcare, and Social Assistance	21.1%	20.0%	36.2%
Arts, Entertainment, Recreation, Accommodation and Food Services	7.4%	2.5%	2.8%
Other Services except Public Administration	6.2%	8.8%	0%
Public Administration	4.6%	8.8%	1.9%

Source: US Census American Community Survey

According to 2020 U.S. Census Bureau data, relative to the state, Clay County's poverty rates for families have been averaging ± 14 points higher and ± 19 points higher for individuals.

Percent in Poverty			
Category		2010	2020
Families	Clay County	25.5%	18.5%
	Bluffton	0%	0%
	Fort Gaines	22%	38.2%
	Calhoun County	20.3%	19.1%
	Early County	22.9%	26.3%
	Quitman County	21.2%	10.1%
	Randolph County	23.7%	22.8%
	Georgia	11.9%	10.6%
Individuals	Clay County	34.2%	32.7%
	Bluffton	0%	4.0%
	Fort Gaines	32.2%	48.5%
	Calhoun County	28.8%	24.9%
	Early County	28.9%	31.4%
	Quitman County	31.6%	14.3%
	Randolph County	28.0%	29.7%
	Georgia	15.7%	14.3%

Source: US Census Bureau American Community Survey

Area Labor Force, Employment and Unemployment Data Table				
Area	Civilian Labor Force	No. Employed	No. Unemployment	Unemployment Rate
Clay County	10,360	9,936	424	4.1%
Georgia	5,318,955	5,145,351	173,604	3.3%
United States	168,354,000	161,982,000	6,372,000	3.8%

Source: Georgia Department of Labor, 2023

Education

34.2% of Clay County’s residents are high school graduates. Bluffton has the highest rate of high school completion, with 39% of the residents earning a high school diploma. Fort Gaines has a significantly lower rate of graduate and professional degrees in comparison to Clay County, with only 0.6% of the population holding graduate and professional degrees.

Four-year cohort graduation rates in the area have shown improvement in the past 3 years, with Randolph-Clay High School improving from a 78.6% graduation rate to 87.5%. The Randolph-county district also had the highest graduation rate in 2022 among surrounding counties, and is the only district to show a consistent annual increase in graduation rate during this time frame.

Educational Attainment Clay County and Cities 2020			
Category	Clay County	Bluffton	Fort Gaines
Less than 9th grade	3.9%	0%	7.8%
9th -12th grade (no diploma)	13.1%	28.6%	13.1%
High School graduate (includes GED)	34.2%	39.0%	37.6%
Some college, no degree	18.7%	14.3%	24.5%
Associate's	13.1%	7.6%	10.3%
Bachelor's	9.0%	2.9%	6.2%
Graduate/ Professional Degree	7.9%	7.6%	0.6%

Source: US Census American Community Survey

Four-Year Cohort Graduation Rates Clay and Surrounding Georgia Counties			
Jurisdiction	2020	2021	2022
Randolph-Clay	78.6%	85.7%	87.5%
Calhoun	92.9%	88.4%	85%
Early	89.1%	81.3%	85%
Quitman	73.1%	85.7%	81.8%
Jurisdiction	2020	2021	2022

Source: Georgia DOE Data reporting

Natural Resources

Clay County has many areas that support rare or endangered plants and animals. According to the Georgia Department of Natural Resources, there are several known endangered or threatened plant and animal species in Clay County. State and federally designated endangered plant and animal species are listed in the following table.

Clay County Endangered Species			
Common Name	Scientific Name	Species	Status
Tricolored Bat	Perimyotis subflavus	Mammal	Proposed Endangered
Whooping Crane	Grus americana	Bird	EXPN
Alligator Snapping Turtle	Macrochelys temminckii	Reptile	Proposed Threatened
Eastern Indigo Snake	Drymarchon couperi	Reptile	Threatened
Reticulated Flatwoods Salamander	Ambystoma bishopi	Amphibians	Endangered
Monarch Butterfly	Danaus plexippus	Insects	Candidate
American Chaffseed	Schwalbea americana	Flowering Plants	Endangered
Fringed Campion	Silene polypetala	Flowering Plants	Endangered
Georgia Rockcress	Arabis georgiana	Flowering Plants	Threatened
Pondberry	Lindera melissifolia	Flowering Plants	Endangered
Relict Trillium	Trillium reliquum	Flowering Plants	Endangered

Source: Nature Explorer 2023

Land Use

Prime agricultural land is defined as those soil types which are ideally suited for production of crops. Within Clay County, 9,053,730 acres are farmland, 19,610 acres are harvested crops, and there are 91.9 thousand acres of forestland.

Clay County Agricultural Trends					
Jurisdiction	Number of Farms ¹	Total Acreage of Farms ²	Acres of Crops Harvested ³	Forestland Total Acreage ⁴	Acres of Harvested of Timber ⁵
Clay County	67	45,178	19,610	91.9 (thousands)	29.8 (thousands)
Georgia	42,439	9,053,730	3,628,707	172.3 (thousands)	73.4 (thousands)

Source: Georgia County Guide -1,2,3 are taken from 2017 data, while 4 and 5 are 2020 data

Regional Water Plan and Environmental Planning

The original Regional Water Plan of the Middle Chattahoochee Water Planning Council was adopted in 2011 and was updated in 2023. Regional Water Plans in Georgia are developed in accordance with the Georgia Comprehensive State-wide Water Management Plan (State Water Plan), which was adopted by the General Assembly in January 2008. The State Water Plan establishes ten water planning regions across the state, each guided by a regional water planning council. The intent of the State Water Plan was to prepare a regional water development and conservation plan to manage water resources in a sustainable

manner through 2050 incorporating input from state agencies, other regional water planning councils, local governments, watershed stakeholders and the public. Clay County along with ten other counties and thirty-four incorporated municipalities comprised the Middle Chattahoochee Regional Water Planning Council. Clay County touches the Chattahoochee River and is part of the Appalachian-Chattahoochee-Flint (ACF) River Basin.

Broadband Internet Service Element for Clay County

Broadband, or high-speed internet, has become essential to business, education, healthcare, agriculture, and overall quality of life for Georgians. Broadband connectivity is a necessary tool for citizens across the state to be able to work remotely, participate in virtual learning, have access to telemedicine, and many other important day-to-day uses. This reality was underscored during the COVID-19 pandemic with millions of Georgians leaving their offices to work from home, students participating in their classroom studies from their living rooms, and health care institutions limiting in-person interactions.

The Georgia General Assembly passed the Achieving Connectivity Everywhere (ACE) Act (SB 402) in 2018 to facilitate extension of broadband service to unserved/underserved areas; the purposes being to enable residents to participate fully in society and enjoy the many benefits of the technology. The Act gave rise to the Georgia Broadband Deployment Initiative (GBDI), focused on partnerships and collaboration among government at all levels, and the private sector, to deploy fixed, terrestrial broadband services with minimum download speeds of 25 Megabits Per Second (Mbps) and upload speeds of at least 3 Mbps.

Since then, the state has increased broadband expansion efforts by deploying record funding for projects throughout the state and creating a comprehensive state strategy to chart a path to close the digital divide. The funding that has been allocated will assist with exceedingly high costs to deploy broadband networks into many of the remaining communities, primarily in rural areas of the state, that are unserved.

The 2022 Georgia Broadband Map documents 454,950 unserved addresses – about 90 percent of which are in rural areas. This is an improvement from the 482,274 unserved addresses that were identified in the 2021 annual report released jointly by the Georgia Technology Authority and Georgia Department of Community Affairs.¹ When recent investments such as the Rural Digital Opportunity Fund, U.S. Department of Agriculture ReConnect, and American Rescue Plan Act State Fiscal Recovery Funds are taken into account, the number of unserved and unfunded locations in Georgia substantially diminishes to just over 200,000 locations that remain unserved and without an identified funding agreement to provide service in the future. The map, which is among the most extensive and sophisticated of its kind in the nation, continues to indicate that the state's broadband gap is significantly larger than the Federal Communications Commission's (FCC) data show. Further, although the state's broadband gaps are concentrated heavily in rural areas, a significant number of locations in urban areas also lack coverage.

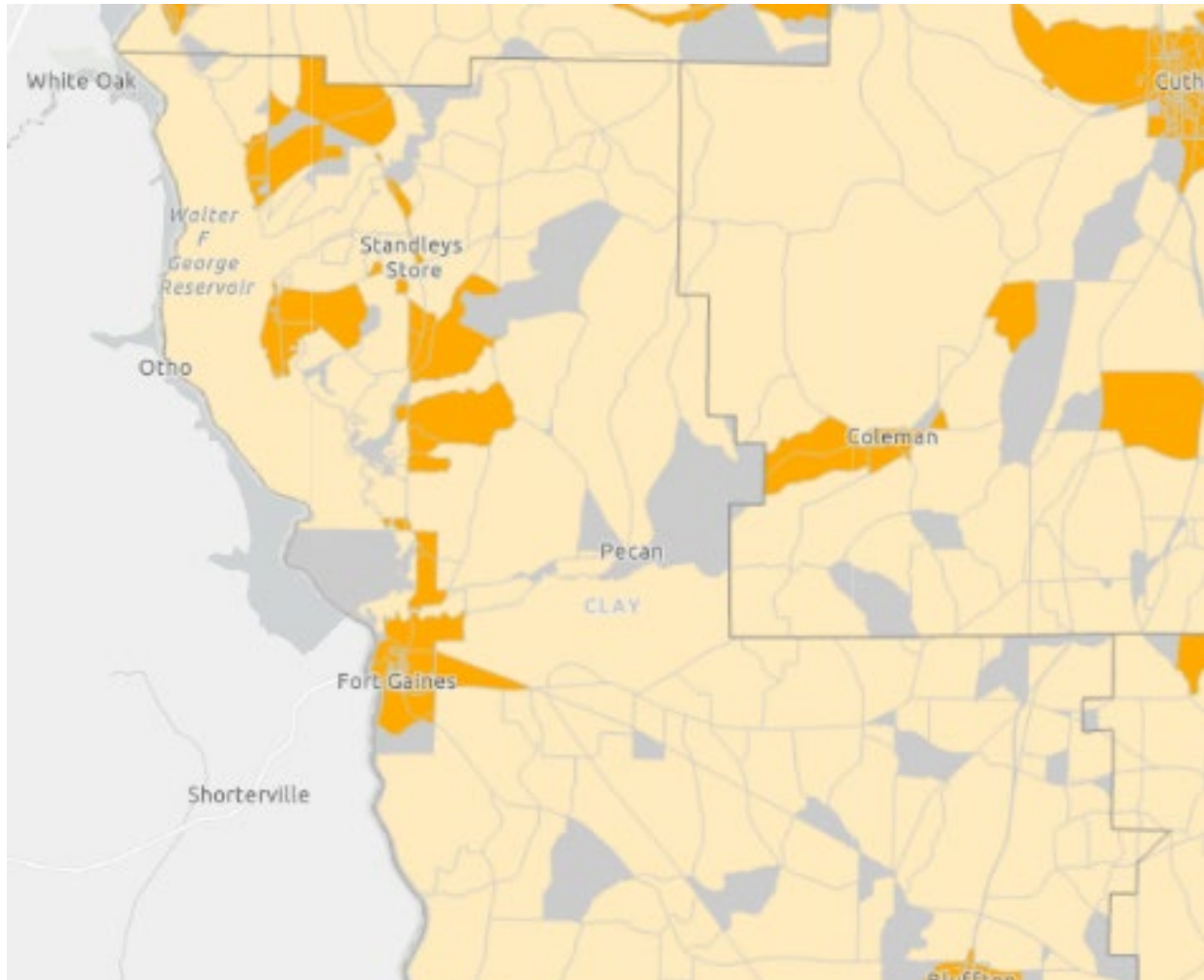
Statistics are based on a consumer level, fixed, terrestrial broadband definition of 25 Mbps down and 3 Mbps up, and where the broadband service is available to more than 80% of locations in a census block. Census blocks that did not meet this definition are delineated as 'Unserved'. Location statistics are based on the FCC National Broadband Fabric UNIT counts, which more closely correlates to addresses. The map depicts access to broadband, not subscription to broadband. Broadband data is provided by the various Internet Service Providers of Georgia. The data is sourced from either the Georgia Broadband Program (June 2023), or the FCC Broadband Data Collection (December 2022). Location data are from the FCC National Broadband Fabric (December 2022) Of the approximately 5.3 million locations in the data (i.e., homes, businesses, and institutions in Georgia), 4.9 million locations, or 91.5%, are served at speeds of at least 25 Mbps download and 3 Mbps upload (25/3) via terrestrial technologies. Of the 454,950 unserved locations, about 90 percent are outside of urban areas.²

¹ *Georgia Broadband Annual Report 2022*

² 2023 Georgia Broadband Availability Map

The accompanying graphics represent areas which are and are not served at the minimum threshold speed of 25 Mbps/3 Mbps in yellow. The 2023 Georgia Broadband Map shows 1,455 served locations in Clay County and 915 unserved locations. Nearly 60 percent of the county is designated as served, but within 110 of the census blocks designated as served, there are 47 residential or commercial locations lacking service. There are 151 census blocks designated as unserved, and 112 of those census blocks are 100 percent unserved. However, 39 of the blocks designated as unserved are reported to have partial service levels ranging from 23 to 93 percent. (It should be noted that there are 104 census blocks in Clay County with no locations, primarily in the wetlands and forested areas around the waterways throughout the county.)

Broadband Availability in Clay County

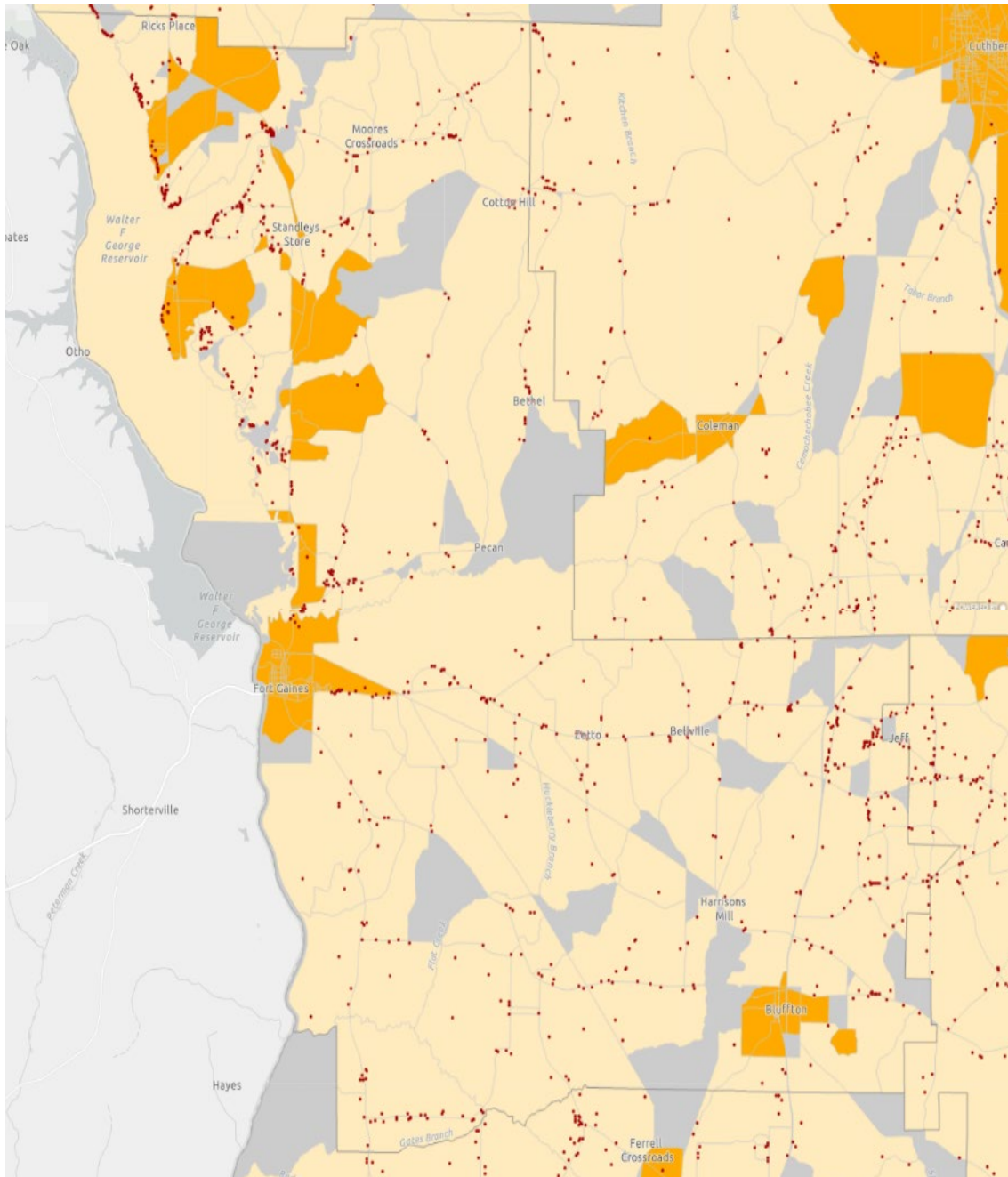


Broadband Availability in Clay County

■ Served ■ Unserved ■ No Locations

Statistics are based on a consumer level, fixed, terrestrial broadband definition of 25 Mbps down and 3 Mbps up, and where the broadband service is available to more than 80% of locations in a census block. Census blocks that did not meet this definition are delineated as 'Unserved'. Location statistics are based on the FCC National Broadband Fabric UNIT counts, which more closely correlates to addresses. The map depicts access to broadband, not subscription to broadband. Broadband data is provided by the various Internet Service Providers of Georgia. The data is sourced from either the Georgia Broadband Program (June 2023), or the FCC Broadband Data Collection (December 2022). Location data are from the FCC National Broadband Fabric (December 2022) Source: Georgia Broadband Deployment Initiative, Georgia Department of Community Affairs, June 2023, Retrieved November 17, 2023.

Clay County Broadband Availability with Unserved Locations

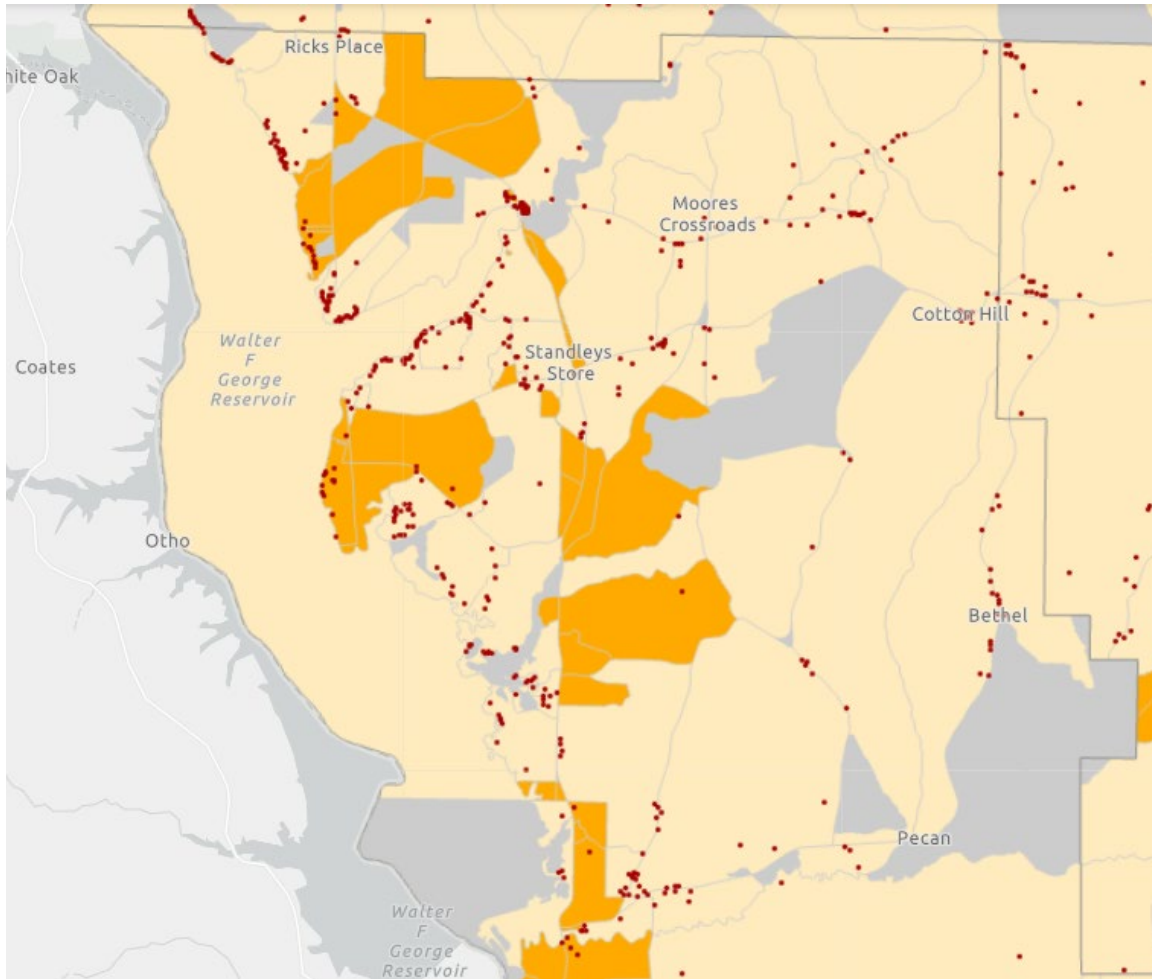


● Unserved location at publication
 Served
 Unserved
 No Locations
 Source: Georgia Broadband Deployment Initiative, Georgia Department of Community Affairs, Retrieved, November 17, 2023.

The vast majority of census blocks meeting the “served” definition have one or more residential or business locations with no service. Most of the census blocks above 80 percent service availability threshold are in the residential areas overlooking the Walter F. George Reservoir and Pataula Creek, as well as in Fort Gaines and Bluffton. The residents and businesses in the eastern and southeastern agricultural areas adjacent to the Randolph County border have no broadband service.

Unserved Location Details

Northwest Blocks



Northwest Blocks

NW Census Block	Served	Unserved	Status	Percent Unserved
130619603001001	1	4	Unserved	80
130619603001002	0	3	Unserved	100
130619603001003	0	2	Unserved	100
130619603001004	3	1	Unserved	25
130619603001005	0	4	Unserved	100
130619603001006	0	2	Unserved	100
130619603001009	0	48	Unserved	100
130619603001010	0	1	Unserved	100
130619603001011	3	0	Served	<1

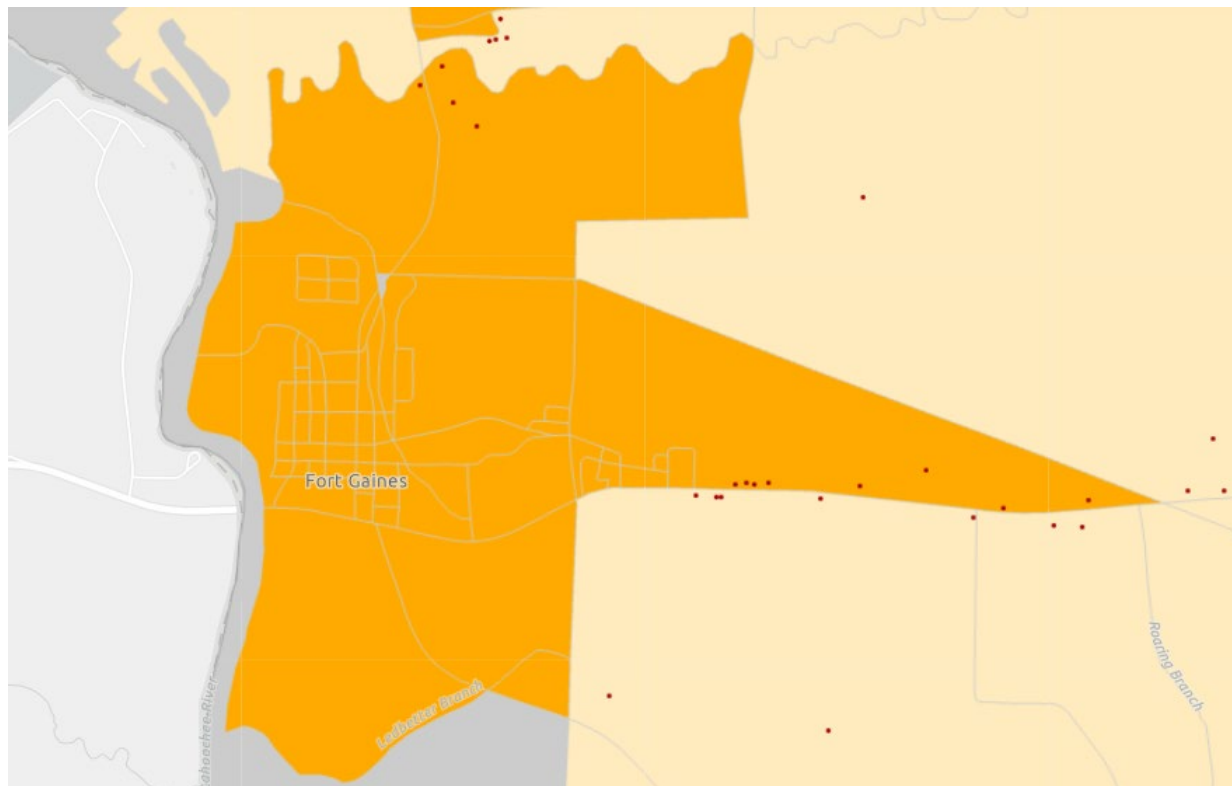
NW Census Block	Served	Unserved	Status	Percent Unserved
130619603001012	3	5	Unserved	62
130619603001013	3	25	Unserved	89
130619603001014	0	3	Unserved	100
130619603001015	22	9	Unserved	29
130619603001016	1	0	Served	<1
130619603001018	13	13	Unserved	50
130619603001019	57	12	Served	17
130619603001020	20	1	Served	5
130619603001021	71	12	Served	14
130619603001022	14	15	Unserved	52
130619603001023	14	1	Served	7
130619603001024	0	41	Unserved	100
130619603001025	46	48	Unserved	51
130619603001026	16	22	Unserved	58
130619603001027	47	14	Unserved	23
130619603001028	6	0	Served	<1
130619603001029	9	0	Served	<1
130619603001030	2	0	Served	<1
130619603001034	1	0	Served	<1
130619603001035	0	2	Unserved	100
130619603001037	0	6	Unserved	100
130619603001038	0	3	Unserved	100
130619603001039	0	3	Unserved	100
130619603001040	0	10	Unserved	100
130619603001041	0	5	Unserved	100
130619603001045	0	2	Unserved	100
130619603001047	0	1	Unserved	100
130619603001048	0	3	Unserved	100
130619603001049	0	7	Unserved	100
130619603001051	0	10	Unserved	100
130619603001052	19	1	Served	5

NW Census Block	Served	Unserved	Status	Percent Unserved
130619603001053	4	2	Unserved	33
130619603001054	2	0	Served	<1
130619603001055	0	5	Unserved	100
130619603001056	5	5	Unserved	50
130619603001057	0	3	Unserved	100
130619603001061	0	1	Unserved	100
130619603001062	0	1	Unserved	100
130619603001064	1	2	Unserved	67
130619603001065	6	0	Served	<1
130619603001066	15	8	Unserved	35
130619603001067	6	1	Served	14
130619603001068	1	0	Served	<1
130619603001069	17	18	Unserved	51
130619603001074	3	0	Served	<1
130619603001075	1	0	Served	<1
130619603001076	0	1	Unserved	100
130619603001077	4	3	Unserved	43
130619603001079	1	0	Served	<1
130619603001080	5	1	Served	17
130619603001081	0	8	Unserved	100
130619603001086	0	7	Unserved	100
130619603001087	0	21	Unserved	100
130619603001088	0	4	Unserved	100
130619603001094	0	9	Unserved	100
130619603001097	0	3	Unserved	100
130619603001098	17	6	Unserved	26
130619603001099	53	8	Served	13
130619603001100	2	0	Served	<1
130619603001101	4	0	Served	<1
130619603001102	12	0	Served	<1
130619603001103	69	0	Served	<1

NW Census Block	Served	Unserved	Status	Percent Unserved
130619603001104	8	0	Served	<1
130619603001105	3	0	Served	<1
130619603001106	15	3	Served	17
130619603001107	0	5	Unserved	100
130619603001108	0	1	Unserved	100
130619603001109	1	0	Served	<1
130619603001110	22	0	Served	<1
130619603001112	15	0	Served	<1
130619603001113	14	0	Served	<1
130619603001114	3	0	Served	<1
130619603001115	6	0	Served	<1
130619603001116	2	11	Unserved	85
130619603001117	6	5	Unserved	45
130619603001118	5	4	Unserved	44
130619603001119	6	0	Served	<1
130619603001120	11	4	Unserved	27
130619603001121	6	2	Unserved	25
130619603001122	14	0	Served	<1
130619603001123	4	1	Unserved	20
130619603001124	21	10	Unserved	32
130619603001126	0	4	Unserved	100
130619603001127	3	0	Served	<1
130619603001128	3	0	Served	<1
130619603001129	4	0	Served	<1
130619603001130	26	16	Unserved	38
130619603001132	21	2	Served	9
130619603001133	1	1	Unserved	50
130619603001134	2	5	Unserved	71
130619603001135	0	4	Unserved	100
130619603001136	2	2	Unserved	50
130619603001137	9	2	Served	18

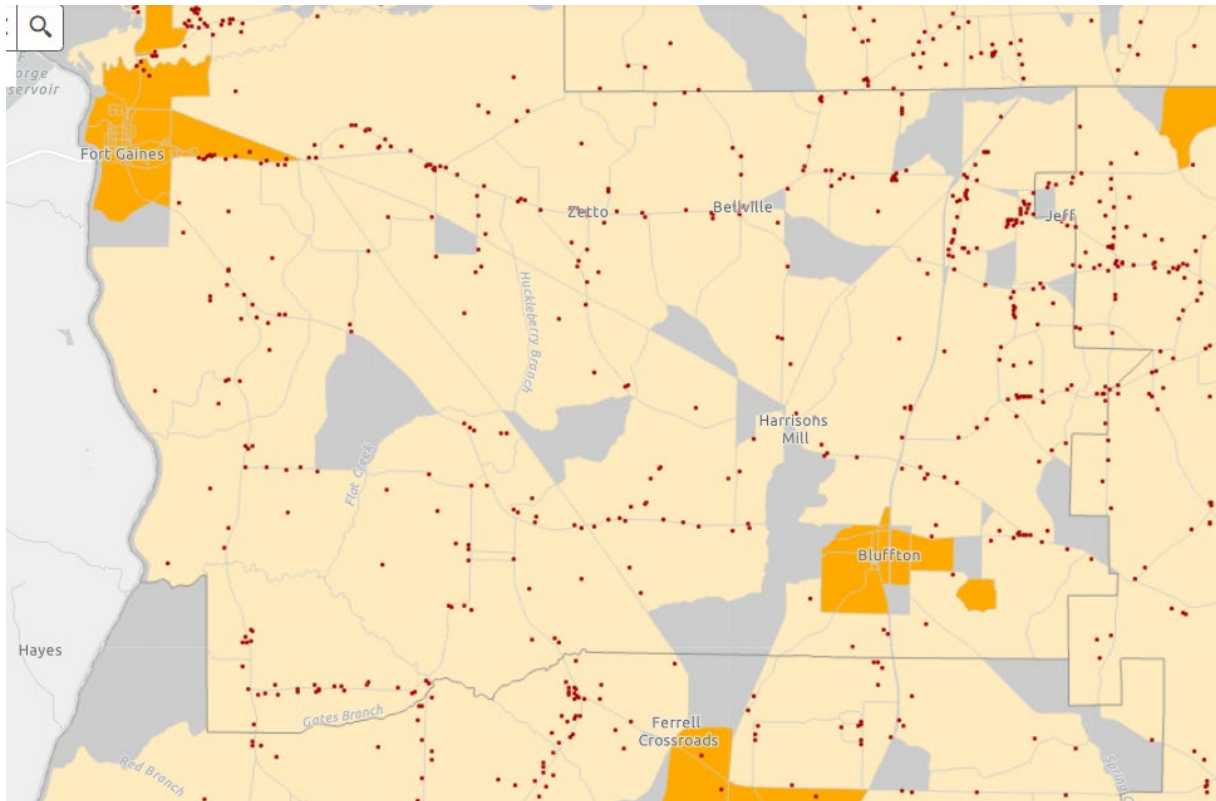
NW Census Block	Served	Unserved	Status	Percent Unserved
130619603001140	1	0	Served	<1
130619603001142	2	0	Served	<1
130619603001144	0	1	Unserved	100
130619603001146	3	1	Unserved	25
130619603001148	16	2	Served	11
130619603001149	12	0	Served	<1
130619603001150	12	0	Served	<1
130619603001151	7	0	Served	<1
130619603001152	2	0	Served	<1
130619603001154	4	0	Served	<1

Fort Gaines Blocks



Ft. Gaines Census Block	Served	Unserved	Status	Percent Unserved
130619603002011	3	0	Served	<1
130619603002012	8	0	Served	<1
130619603002013	8	0	Served	<1
130619603002014	15	0	Served	<1
130619603002015	6	0	Served	<1
130619603002016	7	0	Served	<1
130619603002017	4	0	Served	<1
130619603002018	3	0	Served	<1
130619603002019	5	0	Served	<1
130619603002020	4	0	Served	<1
130619603002021	3	0	Served	<1
130619603002022	1	0	Served	<1
130619603002023	14	0	Served	<1
130619603002024	32	0	Served	<1
130619603002025	9	0	Served	<1
130619603002026	1	0	Served	<1
130619603002027	7	0	Served	<1
130619603002028	9	0	Served	<1
130619603002029	4	0	Served	<1
130619603002030	6	0	Served	<1
130619603002031	6	0	Served	<1
130619603002032	3	0	Served	<1
130619603002033	13	0	Served	<1
130619603002034	13	0	Served	<1
130619603002035	10	0	Served	<1
130619603002036	2	0	Served	<1
130619603002037	7	0	Served	<1
130619603002038	14	0	Served	<1
130619603002039	10	0	Served	<1
130619603002040	3	0	Served	<1
130619603002041	2	0	Served	<1
130619603002042	42	0	Served	<1
130619603002043	6	0	Served	<1
130619603002044	7	0	Served	<1
130619603002045	8	0	Served	<1
130619603002046	3	0	Served	<1

Southern Unserved Blocks



Southern Census Block	Served	Unserved	Status	Percent Unserved
130619603003002	0	1	Unserved	100
130619603003005	0	4	Unserved	100
130619603003006	0	3	Unserved	100
130619603003007	0	1	Unserved	100
130619603003008	0	3	Unserved	100
130619603003009	0	11	Unserved	100
130619603003010	0	7	Unserved	100
130619603003011	0	1	Unserved	100
130619603003012	0	8	Unserved	100
130619603003013	0	5	Unserved	100
130619603003014	0	1	Unserved	100
130619603003015	0	7	Unserved	100
130619603003016	0	1	Unserved	100
130619603003017	0	2	Unserved	100
130619603003018	24	12	Unserved	33
130619603003019	24	0	Served	<1

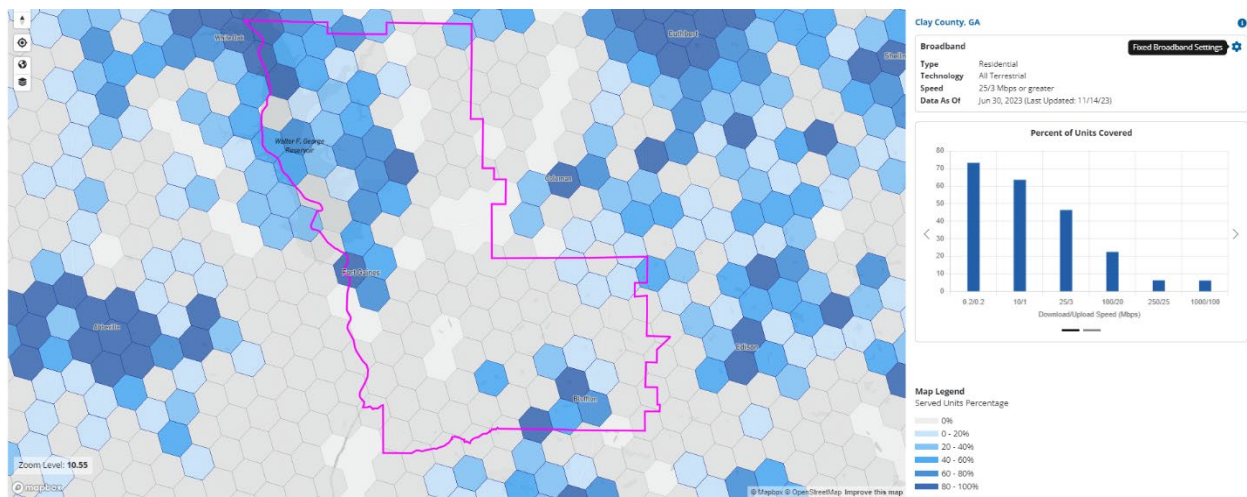
Southern Census Block	Served	Unserved	Status	Percent Unserved
130619603003020	26	0	Served	<1
130619603003024	1	0	Served	<1
130619603003025	0	1	Unserved	100
130619603003026	0	1	Unserved	100
130619603003027	0	5	Unserved	100
130619603003028	0	6	Unserved	100
130619603003029	0	7	Unserved	100
130619603003030	0	3	Unserved	100
130619603003033	0	5	Unserved	100
130619603003034	0	3	Unserved	100
130619603003036	0	1	Unserved	100
130619603003037	0	5	Unserved	100
130619603003039	0	5	Unserved	100
130619603003040	0	2	Unserved	100
130619603003042	0	4	Unserved	100
130619603003043	0	2	Unserved	100
130619603003044	0	2	Unserved	100
130619603003047	0	1	Unserved	100
130619603003048	0	6	Unserved	100
130619603003049	0	3	Unserved	100
130619603003051	0	5	Unserved	100
130619603003052	2	1	Unserved	33
130619603003054	0	1	Unserved	100
130619603003055	2	9	Unserved	82
130619603003056	0	1	Unserved	100
130619603003057	1	2	Unserved	67
130619603003058	0	1	Unserved	100
130619603003062	0	2	Unserved	100
130619603003063	0	6	Unserved	100
130619603003064	2	10	Unserved	83
130619603003067	0	1	Unserved	100
130619603003068	0	3	Unserved	100
130619603003071	0	1	Unserved	100
130619603003072	0	13	Unserved	100
130619603003074	0	3	Unserved	100
130619603003077	0	1	Unserved	100
130619603003080	1	2	Unserved	67
130619603003081	1	0	Served	<1
130619603003086	0	10	Unserved	100
130619603003087	1	14	Unserved	93

Southern Census Block	Served	Unserved	Status	Percent Unserved
130619603003089	0	2	Unserved	100
130619603003090	0	13	Unserved	100
130619603003091	0	2	Unserved	100
130619603003092	0	1	Unserved	100
130619603003093	0	1	Unserved	100
130619603003096	0	3	Unserved	100
130619603003097	0	13	Unserved	100
130619603003098	0	5	Unserved	100
130619603003100	0	2	Unserved	100
130619603003101	0	12	Unserved	100
130619603003102	1	5	Unserved	83
130619603003103	2	8	Unserved	80
130619603003104	0	6	Unserved	100
130619603003106	0	2	Unserved	100
130619603003107	0	3	Unserved	100
130619603003108	0	4	Unserved	100
130619603003109	0	1	Unserved	100
130619603003114	0	1	Unserved	100
130619603003115	2	5	Unserved	71
130619603003117	1	0	Served	<1
130619603003118	1	0	Served	<1
130619603003119	2	0	Served	<1
130619603003127	15	0	Served	<1
130619603003128	4	0	Served	<1
130619603003129	5	0	Served	<1
130619603003134	0	7	Unserved	100
130619603003135	0	5	Unserved	100
130619603003136	0	1	Unserved	100
130619603003137	0	1	Unserved	100
130619603003138	0	6	Unserved	100
130619603003140	0	1	Unserved	100
130619603003141	11	0	Served	<1
130619603003142	7	0	Served	<1
130619603003143	7	0	Served	<1
130619603003144	6	0	Served	<1
130619603003145	4	0	Served	<1
130619603003147	2	0	Served	<1
130619603003149	10	0	Served	<1
130619603003151	0	1	Unserved	100
130619603003152	0	9	Unserved	100

Southern Census Block	Served	Unserved	Status	Percent Unserved
130619603003153	0	1	Unserved	100
130619603003155	0	3	Unserved	100
130619603003156	0	4	Unserved	100
130619603003157	0	2	Unserved	100
130619603003158	0	10	Unserved	100
130619603003159	0	3	Unserved	100
130619603003160	0	3	Unserved	100
130619603003161	0	11	Unserved	100

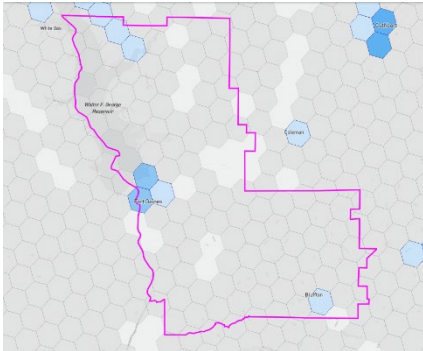
The Federal Communications Commission (FCC) Fixed Broadband Deployment Area Summary Map (June, 2023) shows overall county percentages of areas service are low. All terrestrial broadband is offered at 25 Mbps/3 Mbps to 46.38 percent of Clay County residences. Service at the 100/20 level is offered to 22.54 percent of residential locations, 250/25 to 6.39 percent of residential locations, and 1000/100 to 6.27 percent of residential locations. All terrestrial broadband is offered at 25 Mbps/3 Mbps to 45.75 percent of Clay County businesses. Service at the 100/20 level is offered to 21.91 percent of business locations, 250/25 to 6.27 percent of business locations, and 1000/100 to 6.06 percent of business locations.

All Terrestrial Residential Broadband Providers, Clay County

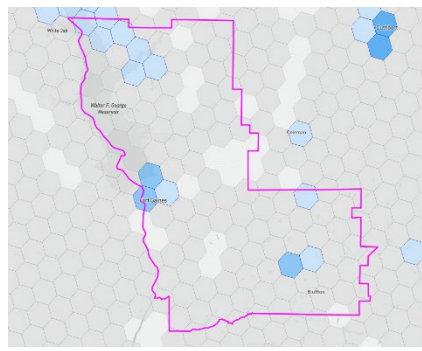


Source: Federal Communications Commission Fixed Broadband Deployment Area Summary Map, June 30, 2023 (latest public release).

Availability of Fiber Service to Residential Locations in Clay County



Availability of Fiber Service to Business Locations in Clay County



Fiber service is offered at 25 Mbps/3 Mbps and 6.9 percent of residential locations, and 100/20 to 6.81 percent, 250/25 and 1000/100 to 6.27 percent of residential locations. Fiber service is offered at 25 Mbps/3 Mbps and 100/20 and 6.27 percent of business locations, 250/25 to 6.14 percent 1000/100 to 6.06 percent of business locations.

Providers of Fiber Broadband Services to Residential and Business Locations in Clay County

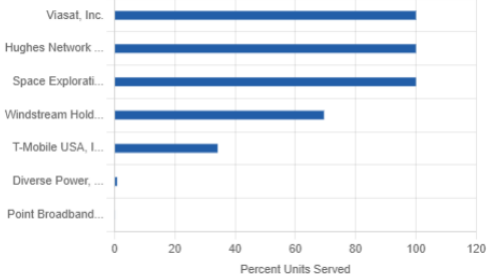
Fixed Broadband | Mobile Broadband | Combined

Clay County, GA

Broadband

Type Residential
Technology All Wired and Licensed Fixed Wireless
Speed 25/3 Mbps or greater
Data As Of Jun 30, 2023 (Last Updated: 11/14/23)

Top 10 Providers



From the filters applied above, Business/Residential is the only filter reflected on this graph.

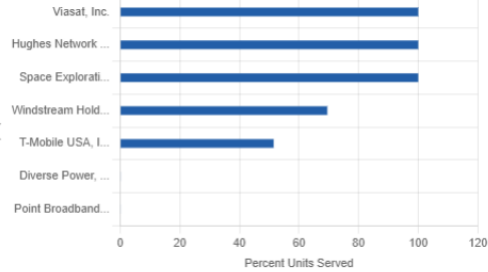
Fixed Broadband | Mobile Broadband | Combined

Clay County, GA

Broadband

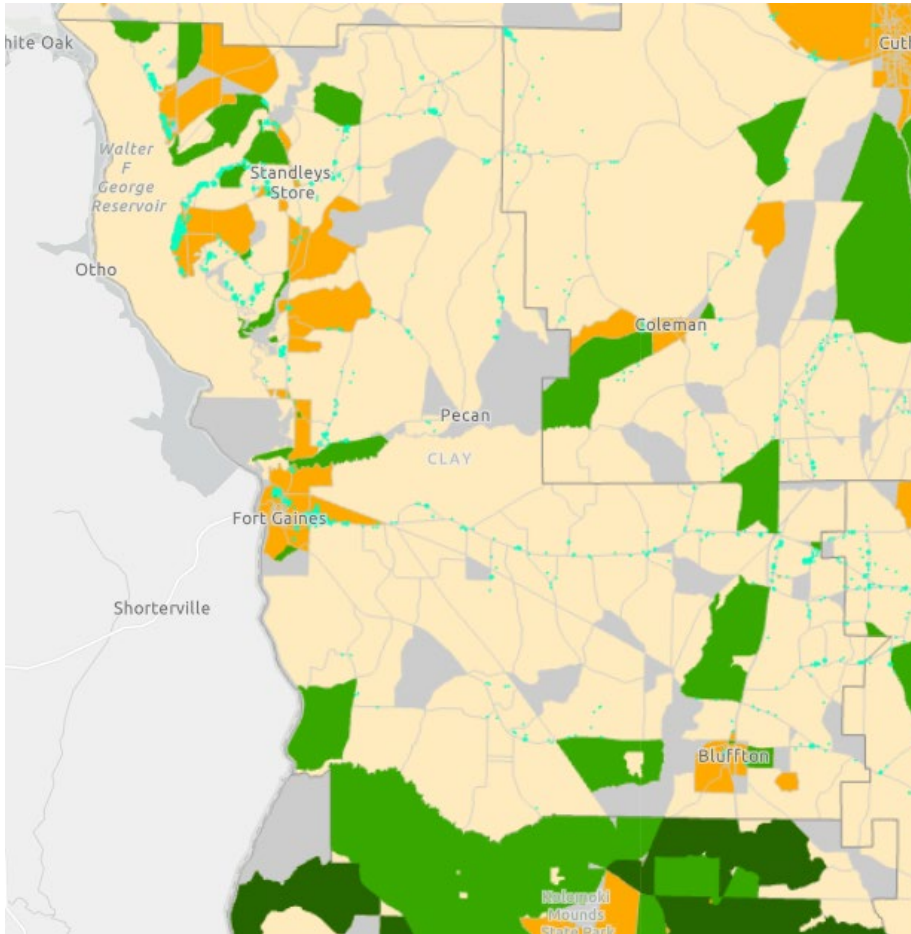
Type Business
Technology All Wired and Licensed Fixed Wireless
Speed 25/3 Mbps or greater
Data As Of Jun 30, 2023 (Last Updated: 11/14/23)

Top 10 Providers



From the filters applied above, Business/Residential is the only filter reflected on this graph.

Broadband Expansion Funding in Clay County



Legend

Census Block Status

- Served
- Unserved
- No Locations

Broadband Programs

- USDA Reconnect (Approved)
- FCC RDOF (Terrestrial)
- ARPA Grant Projects
- NTIA BIP (Approved)
- Capital Project Fund (R 1 & 2)

Broadband data is provided by the various Internet Service Providers of Georgia. The data is sourced from either the Georgia Broadband Program (June 2023), or the FCC Broadband Data Collection (December 2022). Location data are from the FCC National Broadband Fabric (December 2022), Retrieved November 17, 2023.

The community has worked to take advantage of opportunities to facilitate enhanced broadband services. Although overall county percentages of areas with adequate service are small, many pockets of residential and business locations are currently funded for future service.

The City of Fort Gaines adopted a Broadband Ordinance in March 2021 and intends to apply for the Broadband Ready Community Designation.

By reducing obstacles to infrastructure investment and streamlining permitting processes, the community expects to be well-positioned for future funding and partnerships that will support deployment at the level necessary for business, education, healthcare, agriculture, and overall quality of life.

CLAY COUNTY



Clay County

Community Goals

Clay County Vision Statement

We aspire to become a place of unity and total citizen involvement. We want a safe, healthy, drug-free community to achieve academic success. We desire to maintain a community with rural character and a clean, healthy living environment through quality growth planning principles. We look for better communication within the community through local and social media outlets. We want adequate housing, job opportunities, recreational facilities, and cultural events for all residents. We want local healthcare facilities treating citizen's medical needs. We want environmentally friendly businesses that support the population and facilities, events, and activities that take advantage of the natural and historic resources to boost tourism.



Clay County Courthouse

Community Goals and Policies

Clay County has adopted the following policies to provide ongoing guidance and direction to officials for making decisions consistent with achieving Clay County's Vision and addressing identified Needs and Opportunities. These policies will guide Clay County in future development decisions. The framework for decisions to be made about the future development of Clay County by investors and public officials will be provided by these policies. This section is organized with a broad community goal statement followed by policies for guidance.

Planning

- **Operate and maintain a sound and efficient planning system which guides and assists in continued development.**
 - Pursue, promote and encourage a close relationship between Clay County and the Cities of Bluffton and Fort Gaines, and other agencies and authorities regarding mutual growth and development concerns including, but not limited to: comprehensive planning, zoning, subdivision regulations, extension of public water and sanitary sewer services, storm drainage, annexation, water management, environmental issues, cultural resources, and other related matters.
 - Pursue, promote and encourage coordination of the plans of several public boards, agencies, commissions, and other authorities in accordance with Clay County and its municipalities' policies and programs, to enhance mutual understanding and improve decision-making.

- In Clay County, development plans (i.e. subdivisions, PUDs, etc.) should have architectural and site plans reviewed and approved by the planning and zoning commission prior to the granting of final approval.

Land Use

- **Make balanced and efficient use of land appropriate with the resource base and the health, safety and welfare of the residents.**

- Discourage incompatible land uses, adjacent or within residential areas.
- Encourage safe, effective and aesthetically pleasing residential developments. Require construction practices designs to minimize soil erosion and sedimentation, including requirements for re-vegetation during and following construction.
- Encourage the use of flood prone areas for passive recreation and other appropriate open space uses.
- Discourage residential development in areas designed as having critical environmental hazards such as floodplain and severe slopes.
- Prohibit the disposal of hazardous waste within Clay County and the Cities of Bluffton and Fort Gaines.



Agriculture in Clay County

- **Protect residential areas and their residents from incompatible land uses and their associated activities.**

- Encourage and support the review of all development ordinances such as zoning, subdivision regulations, historic preservation ordinances, building codes, etc. to ensure that there is no conflict in any of the ordinances.
- Encourage safe, effective, and aesthetically pleasing residential developments.

Community Facilities

- **Improve and extend the public water systems to better serve the current and future population.**

- Encourage those water system extensions that would support or encourage new development in areas appropriate for such activities by reason of policy and the health, safety and welfare of residents and employees.
- Develop and maintain a water system maintenance program for each public water system to increase efficiency and operational longevity.
- **Encourage coordination between Clay County and Fort Gaines for the expansion of the public sewer system.**
- **Refurbish gymnasium building in Fort Gaines to use as future county community center.**

Housing

- **Protect residents from significant hazards to life, health, and property.**
 - Prohibit structural uses in areas where significant hazards to health, safety, life and property exist.
 - Require construction practices designed to minimize soil erosion and sedimentation, including requirements for re-vegetation during and following construction.
 - Encourage infill residential development within established neighborhoods that is architecturally compatible with existing housing.
 - Encourage owners of substandard housing units to improve their properties through use of every available means, including adopting and enforcing codes and ordinances, providing public technical assistance and seeking public financial support.
 - Encourage and support the development of an ordinance that will require owners of deteriorating unoccupied structures to either demolish or remove the structure or pay a fine sufficient to cover the cost of demolishing/removing the structure.
 - Encourage and support the removal of deteriorating unoccupied structures that serve as a fire hazard and a magnet for crime and drugs.
- **Encourage and support construction of new housing countywide to meet local housing demand**
 - Promote affordable housing.
 - Develop and support more housing opportunities to help the county become more desirable as a place of residence.
 - Encourage innovative housing that is compatible with the county's policies.
 - Encourage and promote development and construction of desirable infill housing, such as duplexes and cottages, designed to fit the context of existing neighborhoods, so long as all other basic development criteria may be met.

- **Improve and expand the existing housing stock for all income levels.**
 - Strive for the elimination of housing discrimination and promote fair housing practices.
 - Promote and encourage more affordable housing opportunities.
 - Support continued improvements of existing housing conditions through all available public and private means.
 - Encourage owners of substandard units to improve their properties through the use of every available means including adopting and enforcing codes and ordinances, providing public technical assistance and seeking public financial support.
 - Conserve existing housing stock insofar as practical through rehabilitation and improvement of substandard housing units that are suitable for repair.
 - Encourage the demolition of substandard housing units that are not suitable for repair.
 - Support enforcement of existing building codes and nuisance ordinances.
 - Discourage residential development in areas designated as having critical environmental hazards such as floodplain and severe slopes.
 - Strive to improve the quality of development along the Chattahoochee River as recreational second homes.

Natural and Cultural Resources

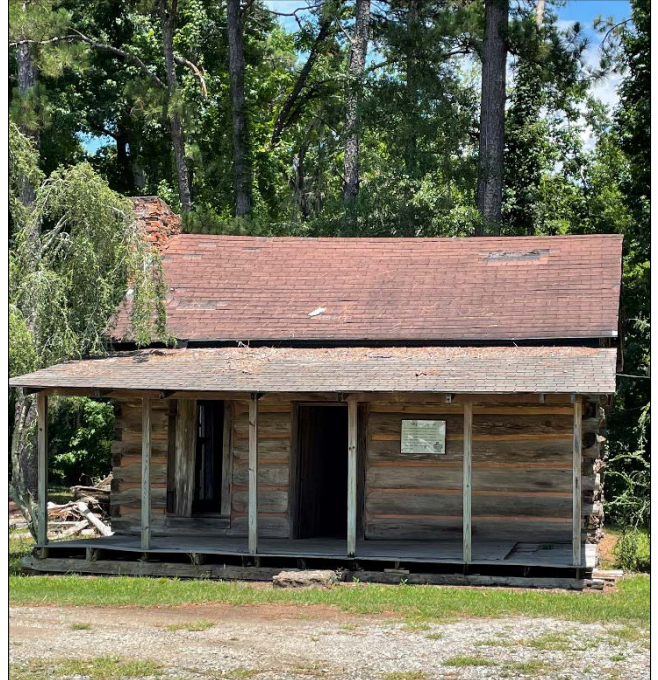
- **Conserve and maintain shared green spaces for recreation and natural resources preservation in expanding residential neighborhoods.**
 - Require construction practices designed to minimize soil erosion and sedimentation, including requirements for re-vegetation during and following construction.
 - Encourage the use of flood prone areas for passive recreation and other appropriate open space uses.
 - Discourage residential development in areas designed as having critical environmental hazards such as floodplain and severe slopes.
- **Promote and preserve the existing sense of place in the county through the promotion of historic resources.**
 - Support economic development that is compatible with existing businesses and the tourist industry.
 - Promote and encourage recruitment of a diversity of businesses to provide a broad economic base.
 - Encourage the rehabilitation of storefronts in the Fort Gaines Central Business District.



Walter F. George Lake at Bagby State Park

- **Conserve, maintain and promote the natural, historic, and cultural resources in order to make Clay County an attractive place in which to live, work and enjoy.**

- Conserve, maintain and promote the natural, historic and cultural resources of Clay County.
- Extend the Phenomenon Trail to downtown Fort Gaines.
- Encourage maximum use of the county's natural resources while maintaining sound environmental protection practices.
- Encourage and promote land use and development that respects natural limitation of flood plains, steep slopes, wetlands and limiting soil types.



Building at Frontier Village

- Encourage the use of flood prone areas for passive recreation and other appropriate open space uses.
- Discourage the destruction of scenic views and sites in the county.
- Promote and enhance the outdoor recreation industry through the development of additional campsites and boat ramps.
- Encourage the development of private hunting lodges.
- Encourage large property owners to lease their land to hunters.
- Encourage the development of service facilities to meet the needs of this sector of the economy.
- Establish natural habitats for a variety of wildlife.
- Encourage the safe, wise, and legal use of firearms and other hunting techniques.
- Develop and promote additional competitions and festivals targeted to this market.
- Coordinate with neighboring counties on festivals and other gatherings.
- Encourage the development of the Clay/Quitman/Stewart County's Scenic Byways Designation.
- Prohibit the systematic neglect of structures that lead to the blight and decay of the countryside.

- **Conserve, maintain and promote the cultural, historic and natural resources to provide a variety of educational experiences.**
 - Support the development of additional cultural resources that will aid in the understanding of local heritage.
 - Encourage the further development of Frontier Village, Colman’s Opera House Museum and Sutton’s Corners Museum.
 - Support regional tourism alliances with other counties and facilities (such as Bagby State Park or Kolomoki Mounds State Park) to promote existing and future natural, historic and cultural resources to increase the number of visitors.
 - Encourage local schools to use these facilities as outdoor classrooms and as fieldtrip locations.

- **Encourage and support the provision of educational and recreational opportunities for residents of Clay County.**
 - Encourage and support the expansion of Adult Education opportunities in Clay County.
 - Encourage and support the expansion of services at the library in Fort Gaines.
 - Encourage and support the activities of the Clay County School System to educate the children of Clay County.
 - Support and encourage the provision of recreational and fine arts opportunities for the residents of Clay County.
 - Encourage the collaboration between the Clay County Board of Education and the Clay County Board of Commissioners on the use of School System facilities for County Recreation i.e. ball fields, gymnasiums, etc.
 - Encourage and support the expansion of the Clay County Recreational Program to provide additional sports opportunities.
 - Encourage and support the development of opportunities to share the fine arts with the community, i.e. art shows, theatrical presentations, musicals, etc.
 - Encourage and support the efforts of the healthcare community in Clay County.

Transportation

- **Improve and extend the street and highway system to promote safe, efficient and well-maintained access to property in Clay County and on through routes for local and regional travelers.**
 - Encourage and promote the design and engineering of roads to fit, rather than dominate, topography and other site conditions.

- Encourage the development of bike paths and sidewalks throughout the neighborhoods.
- Provide for safe, efficient movement of people, goods and services in and around Clay County.
- Minimize conflicts between local and through traffic using every available means.
- Provide for timely maintenance and improvement of roads.
- **Promote and enhance the highway and commercial corridors in Clay County.**
 - Encourage landscaping of parking areas and incorporation of on-site stormwater mitigation or retention features, such as pervious pavements.
 - Encourage and support the development of a Sign Ordinance for Clay County.
 - Encourage and support the review of all development ordinances such as zoning, subdivision regulations, Historic Preservation Ordinances, etc. to ensure that there is no conflict in any of the ordinances.
 - Encourage and support the development of a uniform building permit process including application forms and review criteria.



Bagby State Park

Economic Development

- **Support economic development that is compatible with the highway service industry.**
 - Support an adequate, efficient and appropriate mix of goods at the main intersections along GA 39 and US Hwy 27.
 - Encourage development on sites that are served by water and sewer.
- **Promote the Central Business District in Fort Gaines as the primary commercial and cultural center of Clay County.**
 - Encourage and support the efforts of the Cities of Bluffton and Fort Gaines to make improvements to their downtowns including streetscapes, addition of bicycle lanes and racks, and renovation/restoration of public buildings.
 - Support the location and maintenance of desirable and suitable entertainment facilities downtown.
 - Encourage cultural events, i.e. art shows, fairs, and other attractions in the Central
 - Business Districts.
 - Encourage adaptive re-use of historic structures.
 - Preserve historic and cultural buildings and monuments.
 - Provide daily clean-up services in the downtown areas.
 - Encourage citizens to shop locally.
 - Make business hours more compatible to fit the needs of local shoppers, encourage merchants to sell items that are bought most frequently and to sell items unique to Clay County and/or the State of Georgia.
- **Improve the existing built environment.**
 - Encourage and promote development and construction of desirable infill development designed to fit the context of existing neighborhoods, so long as all other basic development criteria may be met.
 - Encourage landscaping of new parking lots to minimize visual impacts



Clay County Banner in Fort Gaines

- Encourage revitalization of vacant or under-utilized buildings using public and/or private resources.

Community Needs and Opportunities Identified Needs and Opportunities

Opportunities

- Land available for development
- Opportunity to expand tourism in multiple areas (Bagby State Park, Red Clay Barn Quilt Trail, Festivals, Lake Walter F George, Golf Course, White Oak Pastures, Frontier Village)
- Expand and promote the use of the Phenomenon Trail
- Opportunities for new businesses across the county
- Opportunities for new housing and historic housing renovation
- Promote Fronteer Village as a place for school fieldtrips

Needs

- Development along major roadways
- Increased healthcare availability
- Increased employment opportunities
- Increase advertising and publicity for local events and general information
- Community event space
- Hotel and truck stop on Highway 27
- Offer adult computer literacy classes



Phenomenon Trail

Clay County

Strengths

- Bagby State Park
- Red Clay Barn Quilt Trail
- Good Agricultural Land
- Room for Development
- Active Community

Weaknesses

- Lack of Housing
- Lack of Jobs
- Road Maintenance Issues

Opportunities

- Increase Tourism Through Festivals, Barn Quilt Trail, and Bagby State Park
- Increase Use of Phenomenon Trail
- New Spring Festival in Addition to Christmas at the Fort

Threats

- Lack of Industry
- Healthcare Availability
- Lack of Housing
- No County Highschool

Land Use

Existing Land Use

Maximizing land development opportunities while protecting natural resources is an important goal for Clay County. Key challenges for county officials include protecting natural resources while encouraging development and establishing an effective mix of appropriate land uses. Agriculture dominates the county's existing land use. Second to agricultural is residential land use in the county. While single-family detached housing is the predominant residential use, manufactured housing is the second most frequently used residential type. Commercial uses are predominantly located in the Town Center and along Federal and State Routes and make up less than one percent of total land use.

Development Patterns

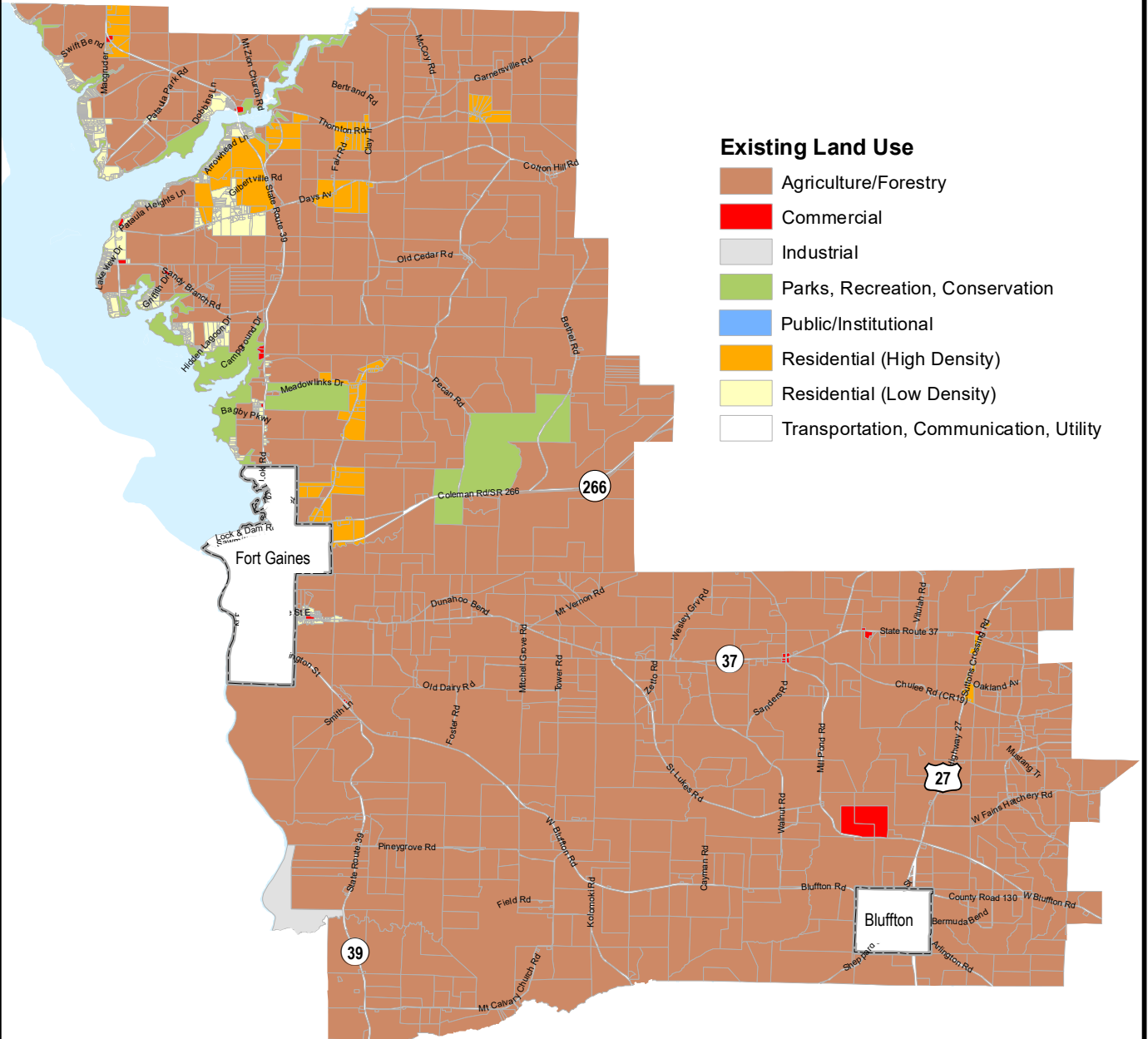
An analysis of existing development patterns provides an understanding of how land is used at a specific point in time. Identifying existing land use is the first step in gaining an understanding of not only what land uses exist and where they are but how they interact.

A major development trend in Clay County is the continued growth around Lake Walter F. George. In this area, the county faces many development issues related to growth including lot size, housing construction methods, availability of public utilities (water/sewer), and adequate road capacity and condition (paved roads/dirt roads). The local elected officials also need to consider the effects of development on water quality, since most of the county is located in a ground water recharge area for an important aquifer. Other considerations include the effect of housing type and construction methods in this area on the county's tax base.

Another trend is the expansion of U.S. Hwy. 27 to a four-lane highway. Better access along this US Highway will increase pressure to develop the primarily agricultural land adjacent to the road with commercial properties. In this area, the county will need to balance the loss of prime agricultural land with the lack of existing commercial businesses to serve the resident population. Targeting commercial development first to major intersections with the use of buffers and landscaping around paved areas will help balance these needs.

The popularity of the local-grown/organic food movement is also a development trend in Clay County. This movement has spurred the growth of many agri-businesses. White Oak Pastures in southern Clay County is one such business that has grown exponentially in the last few years. With immediate access to U.S. Hwy. 27 and strategic planning done by this farm owner, White Oak Pastures is poised for continued economic progress. Issues facing the county regarding the development of more such agri-businesses include the need for workforce housing and infrastructure that will allow visitors' safe-enjoyment of agri-tourism endeavors.

Clay County, Georgia Existing Land Use



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Future Land Use

Areas Requiring Special Attention

Areas Where Development is Likely to Occur

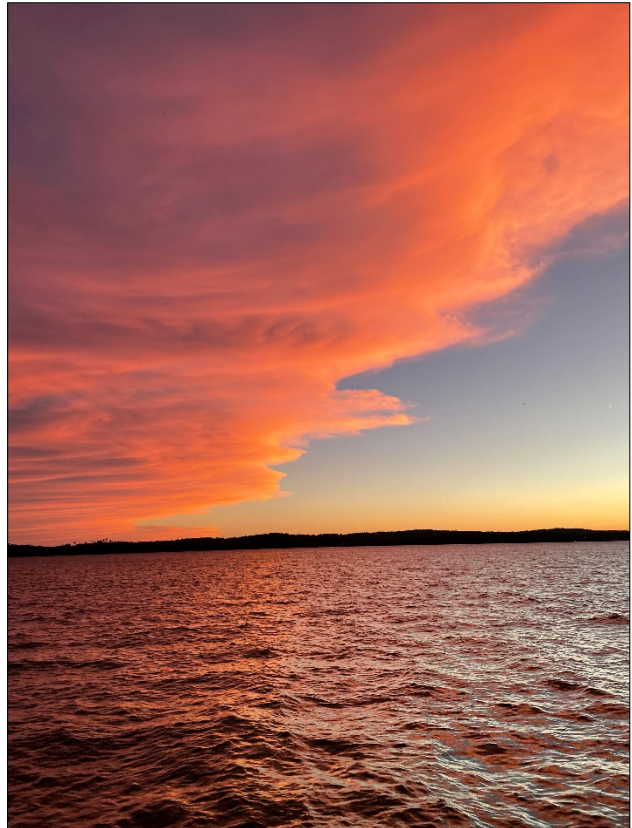
The major growth area in Clay County is the northwestern section of the county along the shore of Lake Walter F. George. Clay County has extended water lines into this area to increase the density of future development while reducing potential contamination of underground aquifers.

Significant Natural Resources

The natural environment places certain opportunities and constraints on the way land is used. Soil conditions, slopes, flood frequency and wetlands all affect where development can safely and feasibly occur. In Clay County, Bluffton, and Fort Gaines, development of areas adjacent to and affecting the Chattahoochee River and important underground aquifers should be reviewed for compliance with state and local ordinances and regulations.

Water Supply Watersheds

Overall, Clay County, Bluffton, and Fort Gaines fall within the Lower Middle Chattahoochee Watershed. Within the county itself, there are seven (7) watersheds of moderate size. The Town of Bluffton is within the Spring Creek-Perry Creek Watershed and the Chattahoochee River-Kolomoki Creek Watershed. The City of Fort Gaines lies within the Chattahoochee River-Cemochee Creek Watershed. Unincorporated Clay County falls within these watersheds, but also includes the Chattahoochee River-Walter F. George Reservoir Watershed, Chattahoochee River-Barbour Creek Watershed, Pachitla Creek-Little Pachitla Creek Watershed, and the Pataula Creek Watershed.



Walter F. George Lake

Groundwater Recharge Areas

Clay County is located in the Southern Coastal Plain Province. This is an important groundwater recharge area. There are seven major aquifer systems in the Coastal Plain Province. Clay County is located over the Cretaceous-Tertiary aquifer system. The Cretaceous-Tertiary aquifer system, which includes the Providence and Clayton aquifer systems, is an interconnected group of sub-systems that developed in the Late Cretaceous sands of the Coastal Plain Province. (Donahue, *Groundwater Quality in Georgia* for 2002).

Wetlands

Wetlands can be broken into four distinct categories: Open Water Wetlands, Scrub/Shrub Wetlands, Forested Wetlands, and Non-Forested Emergent Wetlands. In Clay County, there are 4,535.11 acres of Forested Wetlands, 392.69 acres of Non-forested Emergent Wetlands, 1,102.05 acres of Scrub/Shrub Wetlands, and 14,439.96 acres of Open Water Wetlands.

Soil Types

Clay County is within the Southern Coastal Plain Major Land Resource Area (MLRA–133A). The surface relief ranges from almost level and gently sloping to steep. Slopes range from 0 to 5 percent in the more nearly level areas and from 15 to 45 percent in the hilly and steep areas. Good surface drainage prevails, except for in the lower-lying depressions and in areas along streams. Most of the soils are located on uplands, are well drained, and have a sandy or loamy surface layer and a loamy or clayey subsoil. Other soils on uplands are nearly level and less well drained and have a sandy surface layer and loamy subsoil or a loamy surface layer and clayey subsoil. Nearly level, poorly drained soils are in depressions or on flood plains near streams. The soils on flood plains are loamy or clayey throughout.

Steep Slopes

The topography of Clay County also places constraints and limitations on placement of development. Much of the county has slopes exceeding 25%. Areas of 3% and less are found along the Chattahoochee River in the western part of the county and in patches in the southeastern section of the county.

Prime Agricultural and Forest Land

Prime farmland, as defined by the U.S. Department of Agriculture, is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is available for these uses. There are 138,880 acres of land in Clay County. In the county, 44,566 acres are identified as farmland with 21,347 acres in harvest crops. The main crops in Clay County are cotton and peanuts. Corn, rye, grain sorghum, wheat, and some oats and millet are also grown in Clay County.

Significant Cultural Resources

A county-wide historic resources survey has been completed. There are two individually listed National Register Historic Properties in unincorporated Clay County: Sutton –Warren House (U.S. Hwy. 27) and the Toney – Standley House (Days Cross Road Community). There are no National Register Historic Districts in unincorporated Clay County. There are also no archaeological National Register Historic Sites in unincorporated Clay County.

Clay County has not enacted a historic preservation ordinance or appointed a historic preservation commission; therefore, they are not eligible for the Certified Local Government program administered by the National Park Service nor are they eligible for the Historic Preservation Fund grant program offered through the State Historic Preservation Office. While an inventory of the historic sites, structures, and objects within the county's borders was completed in 1998, there is no county-wide government entity to sponsor National Register listings, oversee the application for survey funds, maintain an inventory of local historic resources, and attempt to preserve endangered resources. At present, the Fort Gaines Historic Society (a county-wide not-for-profit) and individual, private citizens carry out these goals.

Areas Where Development May Outpace Availability of Facilities & Services

Clay County has extended water lines into the northern section of the county along the shore of Lake Walter F. George to encourage development and mitigate the presence of non-conforming lots. To further encourage development and bring existing non-conforming lots into compliance with Clay County land use planning documents, Clay County will soon need to provide sewer in this area as well as water.

Areas with Significant In-fill Development Opportunities

In-fill opportunities exist in and around Fort Gaines. Overall, in-fill opportunities within the city limits are good, because of available public water and public sewer. However, some existing vacant lots should be kept for parking and open space.

Brownfields

In general terms, Brownfield's are abandoned or underused industrial or commercial properties where redevelopment is complicated by actual or perceived environmental contamination. There is no requirement on size, location, age or past use for Brownfield's. Some issues involving Brownfields are the potential to cause harm to the population and the environment, the reduction in employment opportunities and tax revenue, the increase in illegal dumping, and the reduction in the property value for the surrounding area. Redeveloping Brownfield's can restore property to productive use, increase property values, improve public health and the environment, and utilize existing public infrastructure and increasing job opportunities and local tax revenues. Potential Brownfield's in Clay County, Bluffton and Fort Gaines consist of mostly junk yards, old gas stations, and property with abandoned vehicles and equipment.

Areas of Disinvestment

All communities have areas of disinvestment or areas in need of improvement, Clay County, Bluffton, and Fort Gaines are no different. Market forces over time will stabilize or improve most of the areas in need of revitalization. However, in some cases a public/private partnership will be needed to make improvements happen.

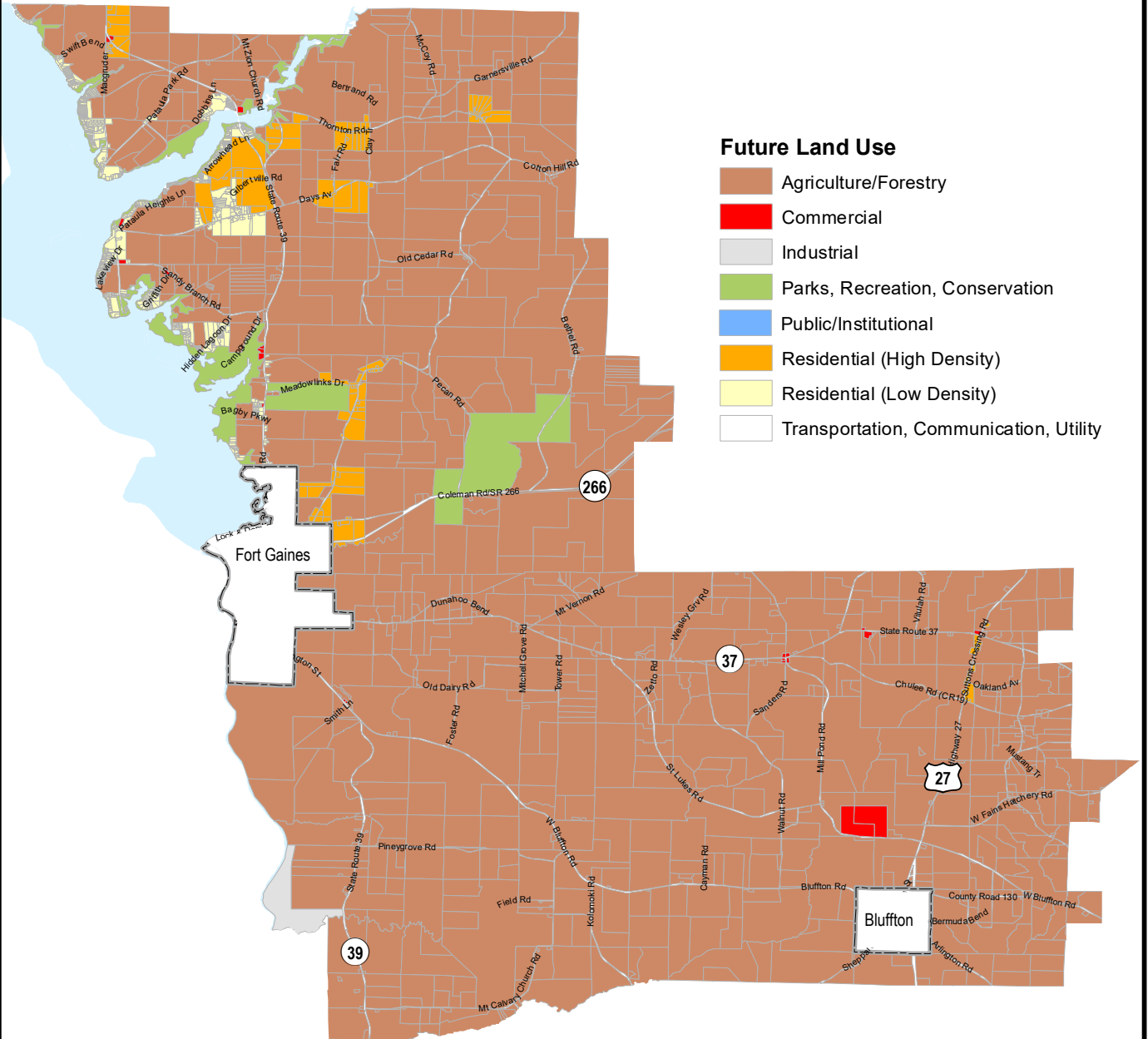


Red Clay Barn Quilt Trail – PC: Tim Shaver



Red Clay Barn Quilt Trail – PC: Tim Shaver

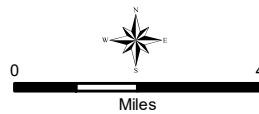
Clay County, Georgia Future Land Use



Future Land Use

- Agriculture/Forestry
- Commercial
- Industrial
- Parks, Recreation, Conservation
- Public/Institutional
- Residential (High Density)
- Residential (Low Density)
- Transportation, Communication, Utility

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Land Use Categories

Agricultural/ Forestry

Farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, or commercial timber or pulpwood harvesting.

Commercial

Non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of densities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building. Communities may elect to separate office uses from other commercial uses, such as retail, service or entertainment facilities.

Industrial

Land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, landfills or other similar uses. Includes lots or tracts of land served by typical urban public services (water, sewer, etc.) but have not been developed for a specific use or were developed for a specific use that has since been abandoned.

Parks, Recreation, Conservation

This category is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers, land in a land trust, or similar uses.

Public/Institutional

This category includes certain state, federal or local government uses, and institutional land uses. Examples include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, colleges, churches, cemeteries, hospitals, etc.

Residential (High Density)

Predominantly single-family, duplex and multi-family dwelling units organized into general categories of net densities.

Residential (Low Density)

Predominantly single-family units organized into general categories of net densities.

Transportation, Communication, Utility

This category includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities or other similar uses.

Clay County Community Work Program

Clay County Report of Accomplishments 2018-2023		
<i>Activity</i>	<i>Status</i>	<i>Explanation</i>
Continue maintenance program for government buildings to include a new roof for the historic courthouse and a new county government center.	Underway	Some work has been done on the courthouse roof, but it has not been replaced. The new county government center has not been built due to lack of funds.
Work with the City of Fort Gaines and Bagby Park to construct the Phenomenon Trail.	Complete	The Phenomenon Trail was completed.
Encourage and support the expansion of services at the library in Fort Gaines.	Complete	This item is complete but is a continued priority for the city.
Recruit appropriate businesses for the county, especially along major highway corridors.	Complete	This activity is ongoing and will carry over to the next work program.
Apply for a Scenic Byway Designation for Hwy. 39.	Postponed	Lack of funds. This will carry over to the next work program.
Adopt highway corridor/overlay district to regulate parking, signage, landscaping, buffers, and points of ingress and egress.	Postponed	Lack of funds/personnel. This will carry over to the next work program.
Pursue housing redevelopment programs to renovate/rebuild substandard housing throughout the county.	Postponed	Lack of funds; County has focused more on infrastructure. This will carry over to the next work program
Adopt Part V Planning Criteria for wetlands and groundwater recharge areas.	Underway	This is an ongoing item that will carry over to the next work program.
Adopt Total Maximum Daily Load (TMDL) limits for Drag Nasty, Hog, Pataula, and Roaring Branch Creeks and the Chattahoochee River.	Underway	This is an ongoing item that will carry over to the next work program.
Promote appropriate development along and enhance aesthetics of US Highway 27.	Underway	This is an ongoing item that will carry over to the next work program. A planned roundabout at this intersection will make it an ideal place for future developments such as a truck stop/restaurant.
Support regional/state tourism alliances to increase the number of visitors.	Underway	This is an ongoing item that will carry over to the next work program.
Purchase necessary equipment and vehicles for public safety and public service departments including laptops in all sheriff's and EMS	Complete	Equipment purchased includes; computer systems for sheriffs and EMS vehicles, four new sheriffs' vehicles, and three new vehicles for the county roads department.

vehicles and a hydraulic-lift stretcher for the ambulance.		
Construct and maintain public water and sewer systems in growing areas of the county.	Complete	Completed FY 14 CDBG water project.
Support the efforts of the Clay County Development Authority in developing a lakefront retirement community.	Underway	Project delayed due to legal and legislative issues. This will carry over to the next work program.
Review and update zoning code and all development ordinances to reflect current state law and best development practices.	Underway	This is currently underway and will be an ongoing activity through the next 5 years in the new work program.
Form a committee of the County Tax Assessor, Planning Commission and Board of Commissioners to investigate ways to optimize tax revenues through development choices.	Underway	This is currently underway and will be an ongoing activity through the next 5 years in the new work program.
Upgrade Cottonhill Campground.	Complete	Cotton Hill Campground upgrades have been completed.
Partner with the School Board and Family Connections to offer/enhance after-school and tutoring programs for children.	Underway	Activity is underway and will carry over to next work program.
Partner with prospective industries to insure that local citizens have workforce training and job skills to gain employment.	Underway	This is an ongoing activity that will carry over to the next work program.
Request Area Agency on Aging to offer training for caregivers and for chronic disease management.	Underway	Clay County and RVRC AAA have held Tai Chi classes to improve health of aging citizens; chronic disease management training will carry over to new work program.
Improve and expand the county's recreation program to include wider variety of events and activities.	Underway	This is an ongoing activity that will carry over to the next work program.
Review best practices in dirt/ gravel road maintenance	Underway	This is an ongoing activity that will carry over to the next work program.
Construct new Clay County Health Clinic	Complete	This item has been completed.
Replace signs and restripe 85 mile of paved roads.	Underway	This is an ongoing activity that will carry over to the next work program.
Improve drainage facilities of Days Avenue	Underway	This is an ongoing activity that will carry over to the next work program.
Maintain and continue offering county newsletter to provide information to citizens.	Underway	This item is continuous and will be included in the next work program.

Relocate County Administration and Health Department Offices	Complete	This item was completed.
Improve drainage facilities in Hidden Lagoon subdivision	Canceled	Canceled for lack of funds.
Expand water services to Patula Shores subdivision	Canceled	Canceled for lack of funds.
Partner with Bagby State Park to expand on present event offerings; begin offering concerts.	Underway	This is an ongoing activity that will carry over to the next work program.
Partner with the Clay County Health Partnership and Fort Gaines to implement community gardens (raised beds and greenhouses) throughout the county	Underway	This is an ongoing activity that will carry over to the next work program.
Continue partnering with White Oak Pastures on developing agritourism events and activities that complement existing offerings.	Underway	This is an ongoing activity that will carry over to the next work program.
Implement geocaching at various attractions in Clay County	Underway	This is an ongoing activity that will carry over to the next work program.
Add nature trails and wildlife viewing amenities to Pataula Creek Public Use Area	Underway	This is an ongoing activity that will carry over to the next work program.
Apply for any available incentives to facilitate broadband expansion, especially in underserved areas of the county.	Underway	6.6 million grant awarded by Windstream/Diverse

Clay County Community Work Program 2024 - 2028

<i>Activity</i>	<i>Time Frame</i>					<i>Responsible Party/Partners</i>	<i>Cost Estimate</i>	<i>Funding Source</i>
	<i>2024</i>	<i>2025</i>	<i>2026</i>	<i>2027</i>	<i>2028</i>			
Continue maintenance program for government buildings to include a new roof and elevator for the historic courthouse and a new county government center.	X	X	X			Clay County	\$350,000	Clay County Funds, DCA
Apply for a Scenic Byway Designation for Hwy. 39.	X	X	X			Ft. Gaines City Council, Clay County BOC, Clay County EDC, GDOT	\$10,000	BOC, City Council, GDOT
Adopt highway corridor/overlay district to regulate parking, signage, landscaping, buffers, and points of ingress and egress.			X			Ft. Gaines City Council, Clay County BOC, GDOT	\$10,000	BOC, City Council
Pursue housing redevelopment programs to renovate/rebuild substandard housing throughout the county.	X	X	X	X	X	Clay County BOC, SWGA Regional Housing Authority	\$750,000	BOC, CDBG, DCA, Housing Authority
Adopt Part V Planning Criteria for wetlands and groundwater recharge areas.		X				Clay County BOC	\$3,000	BOC, DCA, EPD

Adopt Total Maximum Daily Load (TMDL) limits for Drag Nasty, Hog, Pataula, and Roaring Branch Creeks and the Chattahoochee River.		X				Clay County BOC	\$10,000	County Funds, DCA, EPD
Promote appropriate development along and enhance aesthetics of US Highway 27.	X	X	X	X	X	Clay County, Bluffton	\$5,000	City Funds, County Funds
Support regional/state tourism alliances to increase the number of visitors.	X	X	X	X	X	Clay County, Development Authority, Economic Development Council, RVRC	\$5,000	County Funds, GDECD
Support the efforts of the Clay County Development Authority in developing a lakefront retirement community.	X	X	X	X	X	Clay County, Development Authority	\$1,250,000	County Funds, Private Funds
Review and update zoning code and all development ordinances to reflect current state law and best development practices.	X	X	X	X	X	Clay County	\$10,000	County Funds, DCA
Form a committee of the County Tax Assessor, Planning Commission and Board of Commissioners to investigate ways to optimize tax revenues through development choices.		X	X	X	X	Clay County, Development Authority, EDC	\$10,000	County Funds

Partner with the School Board and Family Connections to offer/enhance after-school and tutoring programs for children.	X	X	X	X	X	Clay County, Board of Education, Family Connections, 4H	\$50,000	County Funds, BOE Funds
Partner with prospective industries to insure that local citizens have workforce training and job skills to gain employment.	X	X	X	X	X	Clay County, Private Industries, WIOA, Technical Collages	\$50,000	County Funds, Private Funds
Request Area Agency on Aging to offer training for caregivers and for chronic disease management.		X				Clay County, RVRCAAA	\$5,000	County Funds, RVRCAAA
Improve and expand the county's recreation program to include wider variety of events and activities.	X	X	X	X	X	Clay County, Family Connections, BOE	\$50,000	County Funds, Private Funds, Event Fees
Review best practices in dirt/gravel road maintenance	X	X	X	X	X	Clay County, Golden Triangle RC&D	\$50,000	Clay County, Golden Triangle RC&D
Replace signs and restripe 85 mile of paved roads.	X	X	X	X	X	Clay County, GDOT	\$750,000	County Funds, GDOT, LMIG
Update all water meters on county water to radio read meters.	X					Clay County	\$123,000	County Funds

Acquire land behind the county barn to install a gas tank for county use.		X				Clay County, BOC	\$60,000	County Funds
Partner with Golden Triangle to repair sinkhole on St Lukes Road.	X	X				Clay County, BOC	\$750,000	Clay County, Grant Funds, Golden Triangle
Upgrades to Bagby State Park.	X	X	X	X	X	GDNR	\$22,000,000	GDNR
Improve Clay County water system's water tank	X	X				Clay County		Federal Funds
Improve drainage facilities of Days Avenue		X				Clay County	\$125,000	County Funds, CBDG
Establish lower speed limits across the county.	X	X	X			Clay County, BOC, Sherriff's Office	\$40,000	County Funds
Maintain and continue offering county newsletter to provide information to citizens.	X	X	X	X	X	Clay County EDC	\$10,000	Clay County EDC
Continue upgrading Cottonhill Campgrounds	X	X				Clay County, DNR, Army COE, Nat'l Wild Turkey Federation	\$30,000	Clay County, DNR, Nat'l Wild Turkey Federation
Partner with Bagby State Park to expand on present event offerings; begin offering concerts.		X	X	X	X	Clay County, Bagby State Park, Friends of Bagby	\$75,000	County Funds, Private Funds, GDEcD

Partner with the Clay County Health Partnership and Fort Gaines to implement community gardens (raised beds and greenhouses) throughout the county	X					Clay County, Fort Gaines, Clay County Health, Partnership, UGA Extension	\$60,000	Grant Funds
Continue partnering with White Oak Pastures on developing agritourism events and activities that complement existing offerings.	X	X	X	X	X	Clay County, County funds, White Oak Pastures, Private funds, GA Dept. of Ag.	\$12,000	Event fees, Georgia Organics, GDEcD
Implement geocaching at various attractions in Clay County	X	X				Clay County, City of Ft. Gaines, Clay County Health Partnership	\$2,500	County volunteer efforts, Grant funds
Add nature trails and wildlife viewing amenities to Pataula Creek Public Use Area			X			Clay County, DNR, Army COE, Nat'l Wild Turkey Federation	\$150,000	Clay County, DNR, Army COE, Nat'l Wild Turkey Federation
Apply for any available incentives to facilitate broadband expansion, especially in underserved areas of the county.		X	X	X		Clay County	\$6,600,000	County Funds, Private Funds, Grant Funds

A large flock of sheep is gathered in a grassy field. In the background, several cows are visible, and a barn or farm building is partially obscured by a bright, hazy sun. The overall scene is a rural farm setting.

BLUFFTON

Bluffton

Community Goals

Bluffton Vision Statement

The Town of Bluffton is dedicated to increasing the quality of life for all citizens while maintaining our friendly, small town, rural lifestyle. The Town aims to accomplish the following:

- Protect the agricultural community.
- Maintain existing single-family housing and encourage new single-family development.
- Construct sidewalks and install decorative streetlights.
- Clean up abandoned lots and junk cars.
- Encourage small businesses such as antique shops and convenience stores.
- Encourage tourism in the county taking advantage of the lake and other natural resources.
- Install markers for historic buildings such as the Clubhouse, Courthouse, Old Jail, Bluff, and historic houses and churches.



Bluffton Town Hall

Community Goals and Policies

The Town of Bluffton has adopted the following policies to provide ongoing guidance and direction to officials for making decisions consistent with achieving Bluffton’s Vision and addressing identified Needs and Opportunities. These policies will guide the Bluffton Council in future development decisions. The framework for decisions to be made about the future development of Bluffton by investors and public officials will be provided by these policies. This section is organized with a broad community goal statement followed by policies for guidance.

Planning

- **Operate and maintain a sound and efficient planning system which guides and assists in continued development.**
 - Pursue, promote, and encourage a close relationship between Clay County and the Cities of Bluffton and Fort Gaines and other agencies and authorities regarding mutual growth and development concerns including, but not limited to: comprehensive planning, zoning,

subdivision regulations, extension of public water and sanitary sewer services, storm drainage, annexation, water management, environmental issues, cultural resources, and other related matters.

Land Use

- **Make balanced and efficient use of land appropriate with the resource base and the health, safety and welfare of the residents.**
 - Discourage incompatible land uses, adjacent or within residential areas.
 - Encourage safe, effective, and aesthetically pleasing residential developments.
 - Require construction practices designed to minimize soil erosion and sedimentation, including requirements for re-vegetation during and following construction.
 - Encourage the use of flood prone areas for passive recreation and other appropriate open space uses.
 - Discourage residential development in areas designed as having critical environmental hazards such as floodplain and severe slopes.
 - Prohibit the disposal of hazardous waste within the City of Bluffton.

- **Protect residential areas and their residents from incompatible land uses and their associated activities.**
 - Encourage and support the review of all ordinances to ensure that there is no conflict in any of them.
 - Encourage safe, effective, and aesthetically pleasing residential developments.
 - Prohibit the disposal of hazardous waste within the City of Bluffton.

Community Facilities

- **Improve and extend the public water system to better serve the current and future population.**
 - Encourage those water system extensions that would support or encourage new development in areas appropriate for such activities by reason of policy and the health, safety and welfare of residents and employees.
 - Develop and maintain a water system maintenance program for the public water system to increase efficiency and operational longevity.

Housing

- **Protect residents from significant hazards to life, health, and property.**
 - Prohibit structural uses in areas where significant hazards to health, safety, life and property exist.
 - Require construction practices designed to minimize soil erosion and sedimentation, including requirements for re-vegetation during and following construction.
 - Encourage infill residential development within established neighborhoods that is architecturally compatible with existing housing.
 - Encourage owners of substandard housing units to improve their properties through use of every available means, including adopting and enforcing codes and ordinances, providing public technical assistance and seeking public financial support.
 - Encourage and support the development of an ordinance that will require owners of deteriorating unoccupied structures to either demolish or remove the structure or pay a fine sufficient to cover the cost of demolishing/removing the structure.
 - Encourage and support the removal of deteriorating unoccupied structures that serve as a fire hazard and a magnet for crime and drugs.

- **Encourage and support construction of new housing citywide to meet local housing demand.**
 - Promote affordable housing.
 - Develop and support more housing opportunities citywide to help the city become more desirable as a place of residence.
 - Encourage innovative housing citywide that is compatible with city policies.
 - Encourage and promote development and construction of desirable infill housing, such as duplexes and cottages, designed to fit the context of the existing neighborhood, so long as all other basic development criteria may be met.

- **Improve and expand the existing housing stock for all income levels.**
 - Strive for the elimination of housing discrimination and promote fair housing practices.
 - Promote and encourage more affordable housing opportunities.
 - Support continued improvement of existing housing conditions through all available public and private means.

- Encourage owners of substandard housing units to improve their properties through use of every available means, including adopting and enforcing codes and ordinances, providing public technical assistance and seeking public financial support.
- Conserve existing housing stock insofar as practical through rehabilitation and improvement of substandard housing units that are suitable for repair.
- Encourage and support the development of a Joint Code Enforcement Program between Clay County and the City of Bluffton which will provide for a Building Inspector/ Code Enforcement program.
- Support enforcement of existing building codes and nuisance ordinances.
- Discourage residential development in areas designated as having critical environmental hazards such as floodplain and severe slopes.



Photo Credit: Tim Shaver

Natural and Cultural Resources

- **Conserve and maintain shared green spaces for recreation and natural resources preservation in expanding residential neighborhoods.**
 - Require construction practices designed to minimize soil erosion and sedimentation, including requirements for re-vegetation during and following construction.
 - Encourage the use of flood prone areas for passive recreation and other appropriate open space uses.
 - Discourage residential development in areas designated as having critical environmental hazards such as floodplain and severe slopes.
- **Promote and preserve the existing sense of place in the city through the promotion of historic resources.**
 - Support economic development that is compatible with existing businesses and the tourist industry.

- Promote and encourage recruitment of a diversity of businesses to provide a broad economic base.
- Promote an adequate, efficient, and appropriate mix of goods and services in the Central Business District.
- Encourage the rehabilitation of storefronts in the Central Business District.
- **Conserve, maintain and promote natural, historic, and cultural resources in order to make Bluffton an attractive place in which to live, work and enjoy.**
 - Conserve, maintain and promote the natural, historic, and cultural resources of Bluffton.
 - Encourage maximum use of the city's natural resources while maintaining sound environmental protection practices.
- **Encourage and promote land use and development that respects natural limitation of flood plains, steep slopes, wetlands and limiting soil types.**
 - Encourage the use of flood prone areas for passive recreation and other appropriate open space uses.
 - Discourage the obstruction of scenic views and sites in the city.
 - Encourage the development of service facilities to meet the needs of the hunting, fishing and equestrian sector of the economy.
 - Establish natural habitats for a variety of wildlife.
 - Develop and promote additional competitions and festivals targeted to this market.
 - Prohibit the systematic neglect of structures that lead to the blight and decay of the countryside.
- **Conserve, maintain and promote cultural, historic and natural resources to provide a variety of educational experiences.**
 - Support the development of additional cultural resources that will aid in the understanding of local heritage.
 - Support regional tourism alliances with other counties and facilities (such as Bagby State Park or Kolomoki Mounds State Park) to promote existing and future natural, historic and cultural resources to increase the number of visitors.
 - Encourage local schools to use these facilities and outdoor classrooms.

- **Encourage and support the provision of educational and recreational opportunities for residents of the City of Bluffton.**
 - Encourage and support the expansion of Adult Education opportunities in Clay County.
 - Encourage and support the expansion of services at the Clay County Library.
 - Encourage and support the activities of the Clay County School System to educate the children of Clay County.
 - Support and encourage the provision of recreational and fine arts opportunities for the residents of Bluffton.
 - Encourage and support the expansion of the Clay County Recreational Program to provide additional sports opportunities.
 - Encourage and support the development of opportunities to share the fine arts with the community, i.e. art shows, theatrical presentations, musicals, etc.
 - Encourage and support the efforts of the healthcare community in Bluffton.

Transportation

- **Improve and extend the street and highway system to promote safe, efficient, and well-maintained access to property in Bluffton and on through routes for local and regional travelers.**
 - Encourage and promote the design and engineering of roads to fit, rather than dominate, topography and other site conditions.
 - Encourage the development of bike paths and sidewalks throughout the neighborhoods.
 - Provide for safe, efficient movement of people, goods and services in and around the City of Bluffton.
 - Minimize conflicts between local and through traffic using every available means.
 - Provide for timely maintenance and improvement of streets.
- **Promote and enhance the highway and commercial corridors in Bluffton.**
 - Encourage the implementation of a Gateways Program in Bluffton.
 - Encourage landscaping of parking areas and incorporation of on-site stormwater mitigation or retention features, such as pervious pavements.
 - Encourage and support the review of all ordinances to ensure that there is no conflict in any of them.

- Encourage and support the development of a Joint Code Enforcement Program between Clay County and the City of Bluffton which will provide for a Building Inspector/ Code Enforcement program.

Economic Development

- **Support economic development that is compatible with the highway service industry.**
 - Promote an adequate, efficient, and appropriate mix of goods at the main intersections along US Hwy 27.
 - Encourage development on sites that are served by water.
- **Promote the Central Business District in Bluffton as the primary commercial and cultural center of the city.**
 - Encourage and support the efforts of the City of Bluffton to make improvements to the downtown area including streetscapes, addition of bicycle lanes and racks, and renovation/restoration of public buildings.
 - Support the location and maintenance of desirable and suitable entertainment facilities downtown.
 - Encourage cultural events, i.e., art shows, fairs, and other attractions in the Central Business Districts.



White Oak Pastures General Store in Bluffton

- Encourage adaptive re-use of historic structures.
 - Preserve historic and cultural buildings and monuments.
 - Provide daily clean-up services in the downtown areas.
 - Encourage citizens to shop locally.
 - Make business hours more compatible to fit the needs of local shoppers.
 - Encourage merchants to sell items that are bought most frequently.
 - Encourage merchants to sell items unique to Clay County and/or the State of Georgia.
- **Improve the existing built environment.**
 - Encourage and promote development and construction of desirable infill development designed to fit the context of the existing neighborhoods, so long as all other basic development criteria may be met.
 - Encourage landscaping of new parking lots to minimize visual impact.
 - Encourage revitalization of vacant or under-utilized buildings using public and/or private resources

Community Needs and Opportunities

Identified Needs and Opportunities

Opportunities

- Room for new developments
- Opportunities to expand agricultural tourism with White Oak Pastures
- Preservation of historic buildings
- New park by water tower
- Draw in tourist traffic from Kolomoki Mounds State Park

Needs

- Build new fire station
- Renovate old fire station to be new town hall
- Encourage development of a grocery/ convenience store
- Need a gas station closer to town



Bluffton, Georgia

Town of Bluffton

Strengths

- White Oak Pastures
- Agricultural Tourism
- Close Knit Community
- Close to Kolomoki Mounds State Park
- New Park
- Good Internet Services

Weaknesses

- Lack of Grocery Store
- Lack of Available Housing
- Lack of Gas Station
- Current Fire Station is Too Small

Opportunities

- Lots of Room for Development
- New Fire Station Needed
- Preservation of Historic Buildings

Threats

- Lack of Available Jobs
- Lack of Available Healthcare in the County
- No School in Town
- Natural Disasters

Land Use

Existing Land Use

Maximizing land development opportunities while protecting natural resources is an important goal for Bluffton. Key challenges for city officials include protecting natural resources while encouraging development and establishing an effective mix of appropriate land uses. Residences dominate Bluffton's existing land use. Second to that is commercial with agricultural use being third. While single-family detached housing is the predominant residential use, manufactured housing is the second most frequently used residential type. Agricultural uses are mostly located along the edges of the community.

The following figure illustrates the acreage and percent of total land in the counties and cities dedicated to existing land uses. Acreage totals do not include roads.

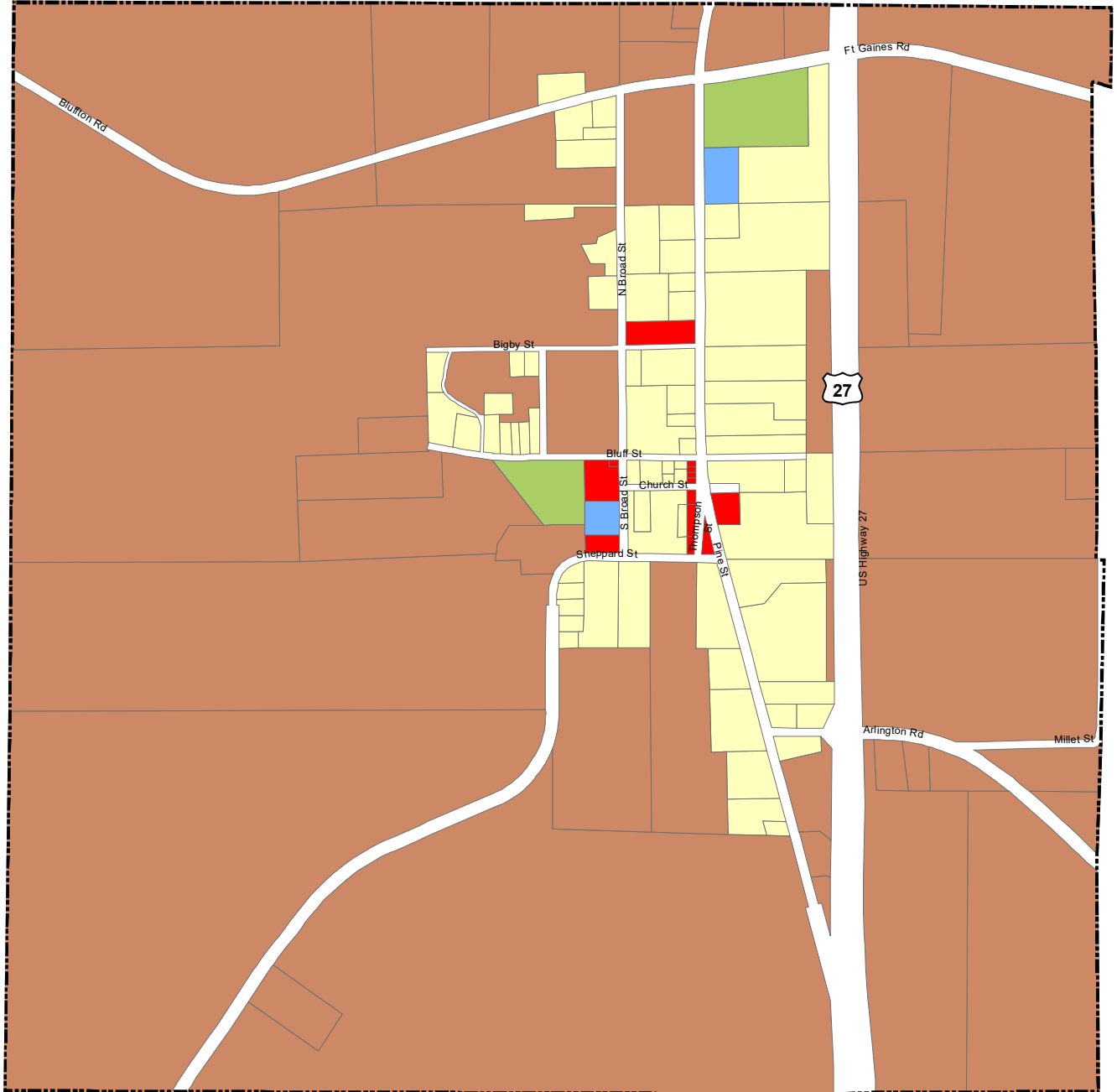
Development Patterns

An analysis of existing development patterns provides an understanding of how land is used at a specific point in time. Identifying existing land use is the first step in gaining an understanding of not only what land uses exist and where they are but how they interact.

One challenge facing Bluffton is the expansion of U.S. Hwy. 27 to a four-lane highway. Better access along this US Highway will increase pressure to develop the primarily agricultural land adjacent to the road with commercial properties. In this area, the city will need to balance the loss of prime agricultural land with the lack of existing commercial businesses to serve the resident population. Targeting commercial development first to major intersections with the use of buffers and landscaping around paved areas will help balance these needs.

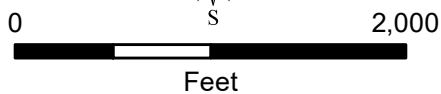
The popularity of the local-grown/organic food movement is also a development trend in Bluffton. This movement has spurred the growth of many agri-businesses. White Oak Pastures in the southern part of the city is one such business that has continued to grow exponentially. With immediate access to U.S. Hwy. 27 and strategic planning done by this farm owner, White Oak Pastures is poised for continued economic progress. Issues facing Bluffton regarding the development of more such agri-businesses is primarily the need for workforce housing and, secondly, infrastructure that will allow visitors' safe-enjoyment of agri-tourism endeavors.

Bluffton, Georgia Existing Land Use



Existing Land Use

- Agriculture/Forestry
- Commercial
- Parks, Recreation, Conservation
- Public/Institutional
- Residential
- Transportation, Communication, Utility



Future Land Use

Areas Requiring Special Attention

The major growth area in Bluffton is along U.S. Hwy. 27 and in the southern part of the city around White Oak Pastures.

Significant Natural Resources

The natural environment places certain opportunities and constraints on the way land is used. Soil conditions, slopes, flood frequency and wetlands all affect where development can safely and feasibly occur. In Clay County, Bluffton, and Fort Gaines, development of areas adjacent to and affecting the Chattahoochee River and important underground aquifers should be reviewed for compliance with state and local ordinances and regulations.

Water Supply Watersheds

Overall, Clay County, Bluffton, and Fort Gaines fall within the Lower Middle Chattahoochee Watershed. Within the county itself, there are seven (7) watersheds of moderate size. The Town of Bluffton is within the Spring Creek-Perry Creek Watershed and the Chattahoochee River-Kolomoki Creek Watershed. The City of Fort Gaines lies within the Chattahoochee River-Cemochechobee Creek Watershed. Unincorporated Clay County falls within these watersheds, but also includes the Chattahoochee River-Walter F. George Reservoir Watershed, Chattahoochee River-Barbour Creek Watershed, Pachitla Creek-Little Pachitla Creek Watershed, and the Pataula Creek Watershed.

Groundwater Recharge Areas

Clay County is located in the Southern Coastal Plain Province. This is a very important groundwater recharge area. There are seven major aquifer systems in the Coastal Plain Province. Clay County is located over the Cretaceous-Tertiary aquifer system. The Cretaceous-Tertiary aquifer system, which includes the Providence and Clayton aquifer systems, is an interconnected group of sub-systems that developed in the Late Cretaceous sands of the Coastal Plain Province. (Donahue, Groundwater Quality in Georgia for 2002).

Wetlands

Wetlands can be broken into four distinct categories: Open Water Wetlands, Scrub/Shrub Wetlands, Forested Wetlands, and Non-Forested Emergent Wetlands. In Clay County, there are 4,535.11 acres of Forested Wetlands, 392.69 acres of Non-forested Emergent Wetlands, 1,102.05 acres of Scrub/Shrub Wetlands, and 14,439.96 acres of Open Water Wetlands.

Soil Types

Clay County is within the Southern Coastal Plain Major Land Resource Area (MLRA–133A). The surface relief ranges from almost level and gently sloping to steep. Slopes range from 0 to 5 percent in the more nearly level areas and from 15 to 45 percent in the hilly and steep areas. Good surface drainage prevails, except for in the lower-lying depressions and in areas along streams. Most of the soils are located on uplands, are well drained, and have a sandy or loamy surface layer and a loamy or clayey subsoil. Other soils on uplands are nearly level and less well drained and have a sandy surface layer and loamy subsoil or a loamy surface layer and clayey subsoil. Nearly level, poorly drained soils are in depressions or on flood plains near streams. The soils on flood plains are loamy or clayey throughout.

Steep Slopes

The topography of Clay County also places constraints and limitations on placement of development. Much of the county has slopes exceeding 25%. Areas of 3% and less are found along the Chattahoochee River in the western part of the county and in patches in the southeastern section of the county.

Prime Agricultural and Forest Land

Prime farmland, as defined by the U.S. Department of Agriculture, is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is available for these uses. There are 138,880 acres of land in Clay County. In the county, 44,566 acres are identified as farmland with 21,347 acres in harvest crops. The main crops in Clay County are cotton and peanuts. Corn, rye, grain sorghum, wheat, and some oats and millet are also grown in Clay County.



Photo Credit: White Oak Pastures

Significant Cultural Resources

A county-wide historic resources survey has been completed. There are two individually listed National Register Historic Properties in unincorporated Clay County: Sutton –Warren House (U.S. Hwy. 27) and the Toney – Standley House (Days Cross Road Community). There are no National Register Historic Districts in unincorporated Clay County. There are also no archaeological National Register Historic Sites in unincorporated Clay County.

Clay County has not enacted a historic preservation ordinance or appointed a historic preservation commission; therefore, they are not eligible for the Certified Local Government program administered by the National Park Service nor are they eligible for the Historic Preservation Fund grant program offered through the State Historic Preservation Office. While an inventory of the historic sites, structures, and objects within the county's borders was completed in 1998, there is no county-wide government entity to sponsor National Register listings, oversee the application for survey funds, maintain an inventory of local historic resources, and attempt to preserve endangered resources. At present, the Fort Gaines Historic Society (a county-wide not-for-profit) and individual, private citizens carry out these goals.

Areas Where Development May Outpace Availability of Facilities & Services

Clay County has extended water lines into the northern section of the county along the shore of Lake Walter F. George to encourage development and mitigate the presence of non-conforming lots. To further encourage development and bring existing non-conforming lots into compliance with Clay County land use planning documents, Clay County will soon need to provide sewer in this area as well as water.

Areas with Significant In-fill Development Opportunities

In-fill opportunities exist in and around Fort Gaines. Overall, in-fill opportunities within the city limits are good, because of available public water and public sewer. However, some existing vacant lots should be kept for parking and open space.

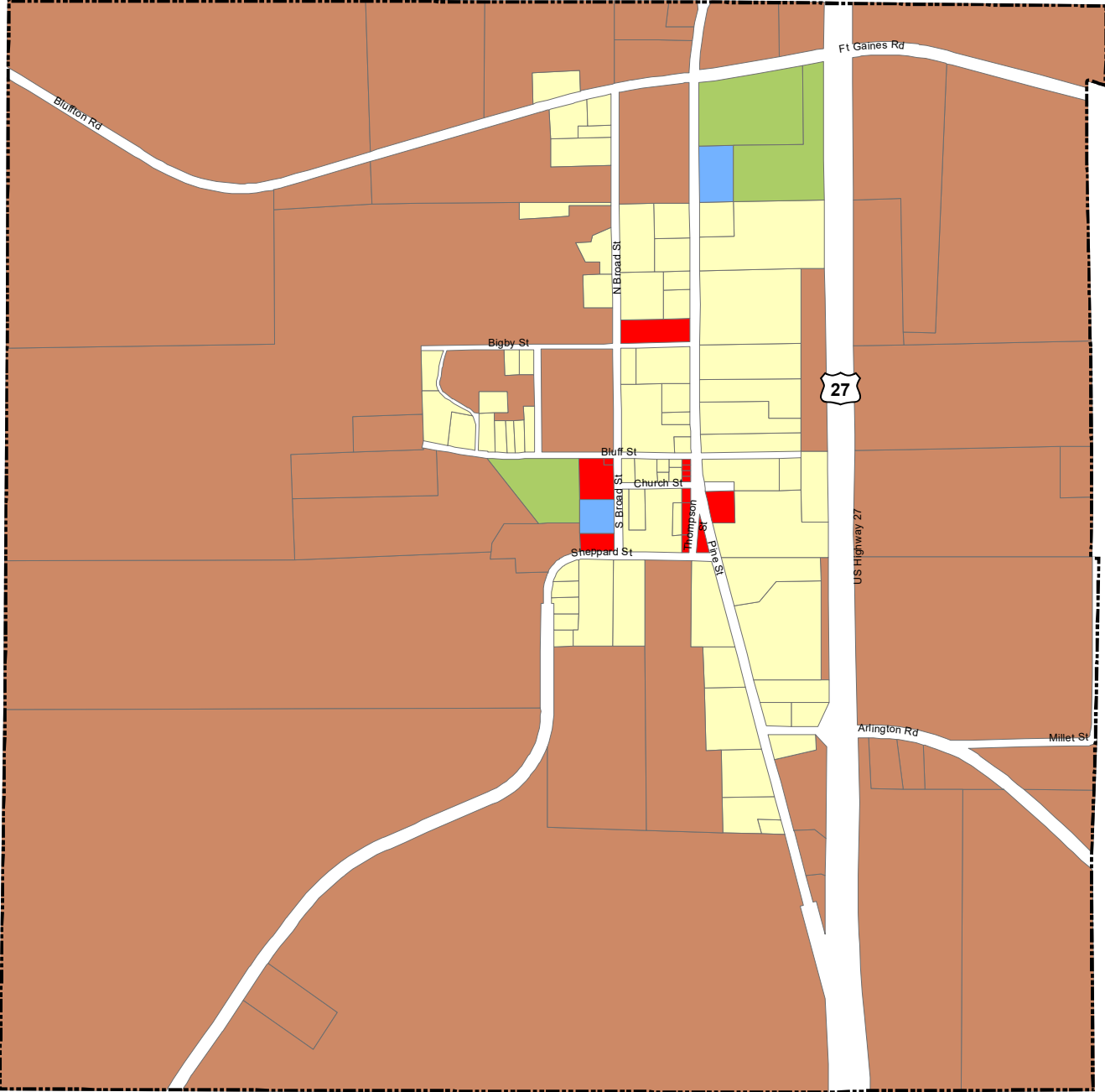
Brownfields

In general terms, Brownfield's are abandoned or underused industrial or commercial properties where redevelopment is complicated by actual or perceived environmental contamination. There is no requirement on size, location, age or past use for Brownfield's. Some issues involving Brownfields are the potential to cause harm to the population and the environment, the reduction in employment opportunities and tax revenue, the increase in illegal dumping, and the reduction in the property value for the surrounding area. Redeveloping Brownfield's can restore property to productive use, increase property values, improve public health and the environment, and utilize existing public infrastructure and increasing job opportunities and local tax revenues. Potential Brownfield's in Clay County, Bluffton and Fort Gaines consist of mostly junk yards, old gas stations, and property with abandoned vehicles and equipment.

Areas of Disinvestment

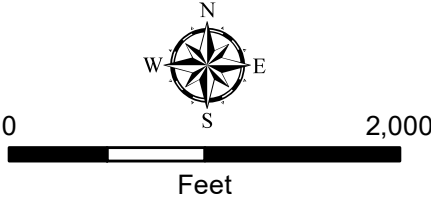
All communities have areas of disinvestment or areas in need of improvement, Clay County, Bluffton, and Fort Gaines are no different. Market forces over time will stabilize or improve most of the areas in need of revitalization. However, in some cases a public/private partnership will be needed to make improvements happen.

Bluffton, Georgia Future Land Use



Future Land Use

- Agriculture/Forestry
- Commercial
- Parks, Recreation, Conservation
- Public/Institutional
- Residential
- Transportation, Communication, Utility



Land Use Categories

Agricultural/ Forestry

Farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, or commercial timber or pulpwood harvesting.

Commercial

Non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of densities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building. Communities may elect to separate office uses from other commercial uses, such as retail, service or entertainment facilities.

Industrial

Land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, landfills or other similar uses. Includes lots or tracts of land served by typical urban public services (water, sewer, etc.) but have not been developed for a specific use or were developed for a specific use that has since been abandoned.

Parks, Recreation, Conservation

This category is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers, land in a land trust, or similar uses.

Public/Institutional

This category includes certain state, federal or local government uses, and institutional land uses. Examples include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, colleges, churches, cemeteries, hospitals, etc.

Residential (High Density)

Predominantly single-family, duplex and multi-family dwelling units organized into general categories of net densities.

Residential (Low Density)

Predominantly single-family units organized into general categories of net densities.

Transportation, Communication, Utility

This category includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities or other similar uses.

Bluffton Community Work Program

Town of Bluffton Report of Accomplishments 2018– 2023		
<i>Activity</i>	<i>Status</i>	<i>Explanation</i>
Apply for grant funds to restore the Old Bluffton Jail.	Canceled	The jail is not able to be repaired.
Update and maintain a community Facebook page and notice board at the post office.	Underway	Both items accomplished; maintaining them will carry over to the next work program.
Develop passive recreation opportunities at the Bluff	Underway	MOU was established with White Oak Pastures.
Maintain and upgrade city water system.	Underway	Bluffton has applied for funding for water system improvements and were awarded 1.4 million through an ARPA grant.
Repair Sidewalks	Underway	The city uses TIA Funds to repair sidewalks. This will carry over to the new work program.
Purchase back-up generators for the water system and other critical facilities in the city limits.	Underway	Bluffton is pursuing funding sources for back up generators.
Nominate Bluffton to the National Register of Historic Places.	Underway	This item is underway.
Discourage incompatible land uses and signage within the historic area.	Underway	This is an ongoing activity that will carry over to the next work program.
Encourage infill residential development within established neighborhoods that is architecturally compatible with existing housing.	Underway	This is an ongoing activity that will carry over to the next work program.
Encourage safe, effective and aesthetically pleasing housing for all residents	Underway	Bluffton continues to encourage safe, aesthetically pleasing housing throughout the community. This will carry over to

		the next work program.
Replace water meters.	Underway	This item is part of an ongoing ARPA grant. Meters will be replaced with auto read meters.
Map the town water system.	Underway	This item is underway and funding sources are being discussed.
Replace fire hydrants throughout Bluffton and install additional hydrants.	Underway	This item is underway.
Replace water lines throughout Bluffton, and install larger mains where demand is higher.	Underway	This item is underway and funding sources are being discussed.
Maintain water storage tanks.	Underway	This item is underway and funding sources are being discussed.
Drill a new well.	Underway	This is included in the ongoing ARPA grant.
Continue disaster cleanup efforts in the aftermath of Hurricane Michael.	Complete	This item has been completed.
Make improvements to Bluffton Town Hall	Modified/Underway	This item has been modified to converting the old fire station into a new town hall.
Improve fire station, purchase new breathing apparatuses, and purchase thermal imaging camera.	Modified/Underway	This item has been modified to build an new fire station. The current one is too small for the necessary equipment.
Contract with Smith Big Hat Productions to lease and maintain the Bluffton Arena.	Canceled	This item is canceled. The arena is no longer in operation.

Partner with White Oak Pastures on agritourism events and initiatives.	Underway	This is an ongoing partnership between Bluffton and White Oak Pastures.
Partner with White Oak Pastures to clean vacant lots and provide workforce housing.	Underway	White Oak Pastures has been working on this item.
Install four historic signs in Bluffton.	Underway	Sign installation has begun, but not complete due to lack of funds.
Make street improvements, sidewalk improvements, and beautify Broad St., Pine St., and downtown Bluffton with landscaping, pedestrian-bicycle amenities, and streetlights.	Underway	This item is underway.
Begin offering evening GED classes at Bluffton Town Hall with Albany Technical College.	Underway	This item is underway and will continue into the next work program. Town plans to offer Town Hall as a rentable space for community events, classes, and trainings.
Promote appropriate development and enhance aesthetics along US Highway 27.	Canceled	This item was canceled due to lack of funds and need.
Promote an adequate, efficient and appropriate mix of goods and services at the main intersections along US Highway 27	Underway	This item is underway and will continue into the next work program.
Support regional/state tourism alliances to increase the number of visitors to Bluffton.	Underway	This item is underway and will continue into the next work program.
Apply for any available incentives to facilitate improvements to current broadband infrastructure.	Underway	This item is underway and will continue into the next work program.

Bluffton Community Work Program

Town of Bluffton Report of Accomplishments 2018– 2024		
<i>Activity</i>	<i>Status</i>	<i>Explanation</i>
Apply for grant funds to restore the Old Bluffton Jail.	Canceled	The jail is not able to be repaired.
Update and maintain a community Facebook page and notice board at the post office.	Underway	Both items accomplished; maintaining them will carry over to the next work program.
Develop passive recreation opportunities at the Bluff	Underway	MOU was established with White Oak Pastures.
Maintain and upgrade city water system.	Underway	Bluffton has applied for funding for water system improvements and were awarded 1.4 million through an ARPA grant.
Repair Sidewalks	Underway	The city uses TIA Funds to repair sidewalks. This will carry over to the new work program.
Purchase back-up generators for the water system and other critical facilities in the city limits.	Underway	Bluffton is pursuing funding sources for back up generators.
Nominate Bluffton to the National Register of Historic Places.	Underway	This item is underway.
Discourage incompatible land uses and signage within the historic area.	Underway	This is an ongoing activity that will carry over to the next work program.
Encourage infill residential development within established neighborhoods that is architecturally compatible with existing housing.	Underway	This is an ongoing activity that will carry over to the next work program.
Encourage safe, effective and aesthetically pleasing housing for all residents	Underway	Bluffton continues to encourage safe, aesthetically pleasing housing throughout the community. This will carry over to the next work program.

Bluffton - Community Work Program 2024-2028

Activity	Time Frame					Responsible Party/Partners	Cost Estimate	Funding Source
	2024	2025	2026	2027	2028			
Maintain an online presence for Bluffton by continuing to update and utilize Facebook and the notice board in the post office	X	X	X	X	X	Bluffton Council; local citizens; local churches	\$0	City funds, volunteer citizens
Develop passive recreation opportunities at the Bluff.		X	X	X		Bluffton Council, White Oak Pastures, Local Citizens	\$50,000	City funds, Private funds, DNR, USDA
Maintain and upgrade city water system.	X	X	X	X	X	Bluffton Council GA Rural Water	\$1,400,000	City Funds, CDBG, USDA
Repair sidewalks.		X	X			Bluffton Council GDOT	\$50,000	City funds, LMIG, TSPLOST
Purchase back-up generators for the water system and other critical facilities in the city limits.	X	X	X			Bluffton Council VFD Clay County EMA Clay County BOC	\$40,000	City funds, County funds, USDA, GEMA

Nominate Bluffton to the National Register of Historic Places.			X			Bluffton Council, Volunteers, Clay County EDC	\$20,000	City funds
Discourage incompatible land uses and signage within the historic area.	X	X	X	X	X	Bluffton Council RVRC	\$25,000	City funds
Encourage infill residential development within established neighborhoods that is architecturally compatible with existing housing.	X	X	X	X	X	Bluffton Council, RVRC, White Oak Pastures	\$25,000	City funds, CDBG, USDA
Encourage safe, effective, aesthetically pleasing housing for all residents.	X	X	X	X	X	Bluffton Council	\$30,000	City funds, private funds, CDBG, USDA
Replace water meters.		X		X		Bluffton Council GA Rural Water	\$1,400,000	City funds, CDBG, ARPA Grant
Map the town water system.			X			Bluffton Council	\$50,000	City funds, USDA

Replace fire hydrants throughout Bluffton and install additional hydrants.		X		X		Bluffton Council GA Rural Water, Still Waters Engineering	\$200,000	City funds, Grant Funds
Replace water lines throughout Bluffton, and install larger mains where demand is higher.		X		X		Bluffton Council GA Rural Water, Still Waters Engineering	\$500,000	City funds, Grant Funds
Maintain water storage tanks.	X	X	X	X	X	Bluffton Council	\$50,000	City funds, Grant Funds
Drill a new well.		X		X		Bluffton Council, GA Rural Water	\$200,000	City funds, Grant Funds
Build new fire station, purchase new breathing apparatuses, and purchase thermal imaging camera.			X			Bluffton Council, Clay County, VFD	\$25,000	City Funds, Grant Funds
Convert old fire station to new Town Hall.		X	X			Bluffton Council, Clay County, VFD		City funds, County Funds, USDA, Other Grants

Continue partnership with White Oak Pastures on agritourism initiatives	X	X	X	X	X	Bluffton Council, White Oak Pastures	\$5,000	City funds Private funds GDEcD
Install four historic signs in Bluffton.			X			Bluffton Council, Citizens, Churches	\$16,000	City funds, Private funds, GHS, HCC, GDNR
Make street improvements, sidewalk improvements, and beautify Broad St., Pine St., and downtown Bluffton with landscaping, bicycle/pedestrian amenities, and street lights.	X	X	X	X	X	Bluffton Council	\$250,000	City funds, TSPLOST
Offer Town Hall as a rentable space for community events, classes, and trainings.		X	X	X	X	Bluffton Council Albany Technical College WIOA	\$50,000	City funds, Albany Tech, WIOA, Private Funds
Promote an adequate, efficient and appropriate mix of goods and services at the main intersections along US Highway 27	X	X	X	X	X	Bluffton Council Clay County EDC, White Oak Pastures	\$50,000	City funds, private funds, USDA
Support regional/state tourism alliances to increase the number of visitors to Bluffton.	X	X	X	X	X	Bluffton Council Clay County EDC RVRC	\$5,000	City Funds, GDEcD

Apply for any available incentives to facilitate improvements to current broadband infrastructure.	X	X	X	X	X	Bluffton Council	\$50,000	City funds, Private funds, Grant funds
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FORT GAINES

Fort Gaines

Community Goals

Vision Statement

The City of Fort Gaines is dedicated to increasing the quality of life for all citizens while maintaining our friendly, small-town, rural lifestyle. Downtown Fort Gaines will evolve into a vital pedestrian, bicycle, and golf cart friendly community with a healthy mix of retail, services, restaurants, and residences. We are committed to fostering a spirit of communication and cooperation between the governing bodies to achieve our goals: broadening the tax base with environmentally friendly business and industry; providing more employment options to allow citizens to both live and work within the community; and increase the educated workforce. We aspire to become a place of unity and total community involvement where all citizens are actively engaged in shaping the community's future.



Fort Gaines City Hall

Community Goals and Policies

Fort Gaines has adopted the following policies to provide ongoing guidance and direction to officials for making decisions consistent with achieving their Community Vision and addressing identified Needs and Opportunities. These policies will guide the City of Fort Gaines in future development decisions. The framework for decisions to be made about the future development of Fort Gaines by investors and public officials will be provided by these policies. This section is organized with a broad community goal statement followed by policies for guidance.

Planning

- **Operate and maintain a sound and efficient planning system which guides and assists in continued development.**
 - Pursue, promote and encourage a close relationship between Clay County and the Cities of Bluffton and Fort Gaines and other agencies and authorities regarding mutual growth and development concerns including, but not limited to: comprehensive planning, zoning, subdivision regulations, extension of public water and sanitary sewer services, storm drainage, annexation, water management, environmental issues, cultural resources, and other related matters.
 - Pursue, promote and encourage coordination of the plans of several public boards, agencies, commissions, and other authorities in accordance with Fort Gaines policies and programs, to enhance mutual understanding and improve decision-making.
 - In Fort Gaines, development plans (i.e. subdivisions, PUDs, etc.) should have architectural and site plans reviewed and approved by the planning and zoning commission prior to the granting of final approval.

Land Use

- **Make balanced and efficient use of land appropriate with the resource base and the health, safety and welfare of the residents.**
 - Discourage incompatible land uses, adjacent or within residential areas.
 - Encourage safe, effective and aesthetically pleasing residential developments.
 - Require construction practices designed to minimize soil erosion and sedimentation, including requirements for re-vegetation during and following construction.
 - Encourage the use of flood prone areas for passive recreation and other appropriate open space uses.
 - Discourage residential development in areas designated as having critical environmental hazards such as floodplain and severe slopes.
 - Prohibit the disposal of hazardous waste within Fort Gaines.

- **Protect residential areas and their residents from incompatible land uses and their associated activities.**
 - Encourage and support the review of all development ordinances such as zoning, subdivision regulations, historic preservation ordinances, building codes, etc. to ensure that there is no conflict in any of the ordinances.
 - Discourage incompatible land uses, adjacent or within residential areas.
 - Encourage safe, effective and aesthetically pleasing residential developments.
 - Enforce current building codes in city limits.

Community Facilities

- **Improve and extend the public water system to better serve the current and future population.**
 - Encourage those water system extensions that would support or encourage new development in areas appropriate for such activities by reason of policy and the health, safety and welfare of residents and employees.

- Develop and maintain a water system maintenance program for each public water system to increase efficiency and operational longevity.
- **Maintain existing sewerage system to serve all adjacent development areas.**
 - Develop and maintain public sewer system maintenance programs to increase the efficiency and operational longevity.
 - Encourage those sanitary sewer system extensions that would support or encourage new development in areas appropriate for such activities by reason of policy and the health, safety and welfare of residents and employees.
 - Encourage coordination between Clay County and Fort Gaines for the expansion of the public sewer system.

Housing

- **Protect residents from significant hazards to life, health and property.**
 - Prohibit structural uses in areas where significant hazards to health, safety, life and property exist.
 - Require construction practices designed to minimize soil erosion and sedimentation, including requirements for re-vegetation during and following construction.
 - Encourage infill residential development within established neighborhoods that is architecturally compatible with existing housing.
 - Encourage owners of substandard housing units to improve their properties through use of every available means, including adopting and enforcing codes and ordinances, providing public technical assistance and seeking public financial support.
 - Encourage and support the development of an ordinance that will require owners of deteriorating unoccupied structures to either demolish or



House in Fort Gaines - Courtesy Brian Brown/Vanishing Georgia

remove the structure or pay a fine sufficient to cover the cost of demolishing/removing the structure.

- Encourage and support the removal of deteriorating unoccupied structures that serve as a fire hazard and a magnet for crime and drugs.

- **Encourage and support construction of new housing citywide to meet local housing demand**
 - Promote affordable housing.
 - Develop and support more housing opportunities citywide to help the city become more desirable as a place of residence.
 - Encourage innovative housing citywide compatible with the city's policies.
 - Encourage and promote development and construction of desirable infill housing, such as duplexes and cottages, designed to fit the context of the existing neighborhood, so long as all other basic development criteria may be met.
 - Encourage mixed use development in Downtown Fort Gaines.

- **Improve and expand the existing housing stock for all income levels.**
 - Strive for the elimination of housing discrimination and promote fair housing practices.
 - Promote and encourage more affordable housing opportunities.
 - Support continued improvement of existing housing conditions through all available public and private means.
 - Encourage owners of substandard units to improve their properties through the use of every available means including adopting and enforcing codes and ordinances, providing public technical assistance and seeking public financial support.
 - Conserve existing housing stock insofar as practical through rehabilitation and improvement of



House in Fort Gaines - Courtesy Brian Brown/Vanishing Georgia

substandard housing units that are suitable for repair.

- Encourage and support the development of a Joint Code Enforcement Program between Clay County and Fort Gaines which will provide for a Building Inspector/ Code Enforcement program.
- Support enforcement of existing building codes and nuisance ordinances.
- Discourage residential development in areas designed as having critical environmental hazards such as floodplain and severe slopes.
- Strive to improve the quality of development along the Chattahoochee River.

Natural and Cultural Resources

- **Conserve and maintain shared green spaces for recreation and natural resources preservation in expanding residential neighborhoods.**
 - Require construction practices designed to minimize soil erosion and sedimentation, including requirements for re-vegetation during and following construction.
 - Encourage the use of flood prone areas for passive recreation and other appropriate open space uses.
 - Discourage residential development in areas designated as having critical environmental hazards such as floodplain and severe slopes.

- **Promote and preserve the existing sense of place in Fort Gaines through the promotion of historic resources.**
 - Support Economic development that is compatible with existing businesses and the tourist industry.
 - Promote and encourage recruitment of a diversity of businesses to provide a broad economic base.
 - Promote an adequate, efficient and appropriate mix of goods and services in the Central Business District.
 - Encourage the rehabilitation of storefronts in the Central Business District.

- **Conserve, maintain and promote the natural, historic, and cultural resources in order to make Fort Gaines an attractive place in which to live, work and enjoy.**

- Conserve, maintain and promote the natural, historic, and cultural resources of Fort Gaines.
- Encourage maximum use of the city's natural resources while maintaining sound environmental protection practices.
- Encourage and promote land use and development that respects natural limitation of flood plains, steep slopes, wetlands and limiting soil types.
- Encourage the use of flood prone areas for passive recreation and other appropriate open space uses.
- Discourage the obstruction of scenic views and sites in the city.
- Encourage the development of service facilities to meet the needs of the hunting/fishing sector of the economy.
- Develop and promote additional competitions and festivals targeted to the hunting/fishing market.
- Establish natural habitats for a variety of wildlife.
- Encourage the development of the Clay/Quitman/Stewart County's Scenic Byways Designation.
- Prohibit the systematic neglect of structures that lead to the blight and decay of the countryside.
- **Conserve, maintain and promote the cultural, historic and natural resources to provide a variety of educational experiences.**
 - Support the development of additional cultural resources that will aid in the understanding of local heritage.
 - Encourage the further development of Frontier Village, Coleman's Opera House Museum and Sutton's Corners Museum.
 - Support regional tourism alliances with other counties and other facilities (such as Bagby State Park or Kolomoki Mounds State Park) to promote existing and future natural, historic and cultural resources to increase the number of visitors.
 - Encourage local schools to use these facilities as outdoor classrooms.
- **Encourage and support the provision of educational and recreational opportunities for residents of Fort Gaines.**
 - Encourage and support the expansion of Adult Education opportunities in Fort Gaines.

- Encourage and support the expansion of services at the library in Fort Gaines.
- Encourage and support the activities of the Clay County School System to educate the children of Fort Gaines.
- Support and encourage the provision of recreational and fine arts opportunities for the residents of Fort Gaines.
- Encourage the collaboration between the Clay County Board of Education and the Fort Gaines City Council on the use of School System facilities for County/City Recreation i.e. ball fields, gymnasiums, etc.
- Encourage and support the development of opportunities to share the fine arts with the community, i.e. art shows, theatrical presentations, musicals, etc.
- Encourage and support the efforts of the healthcare community in Fort Gaines.



Sidewalk Downtown Fort Gaines

Transportation

- **Improve and extend the street and highway system to promote safe, efficient and well-maintained access to property in the City of Fort Gaines and on through routes for local and regional travelers.**
 - Encourage and promote the design and engineering of roads to fit, rather than dominate, topography and other site conditions.
 - Encourage the development of bike paths and sidewalks throughout the neighborhoods. Especially to local schools.
 - Expand the Phenomenon Trail to Downtown Fort Gaines.
 - Provide for safe, efficient movement of people, goods and services in and around Fort Gaines.
 - Minimize conflicts between local and through traffic using every available means.
 - Provide for timely maintenance and improvement of streets.
 - Improve the parking in Downtown Fort Gaines.

- **Promote and enhance the highway and commercial corridors in Fort Gaines.**
 - Encourage the implementation of a Gateways Program in Fort Gaines.
 - Encourage landscaping of parking areas and incorporation of on-site stormwater mitigation or retention features, such as pervious pavements.
 - Encourage and support the development of a Sign Ordinance for the City of Fort Gaines.
 - Encourage and support the review of all development ordinances such as zoning, subdivision regulations, Historic Preservation Ordinances, etc. to ensure that there is no conflict in any of the ordinances.
 - Encourage and support the development of a Joint Code Enforcement Program between Clay County and Fort Gaines which will provide for a Building Inspector/ Code Enforcement program.
 - Encourage and support the development of a uniform building permit process including application forms and review criteria.

Economic Development

- **Support economic development that is compatible with the highway service industry.**
 - Encourage development on sites that are served by water and sewer.
- **Promote the Central Business District in Fort Gaines as the primary commercial and cultural center of Clay County.**



Downtown Fort Gaines

- Encourage and support the efforts of Fort Gaines to make improvements to the downtown including streetscapes, addition of bicycle lanes and racks, and renovation/restoration of public buildings.
- Support the location and maintenance of desirable and suitable entertainment facilities downtown.
- Encourage cultural events, i.e., art shows, fairs, and other attractions in the Central Business District.
- Encourage adaptive re-use of historic structures.
- Preserve historic and cultural buildings and monuments.
- Encourage citizens to shop locally.
- Provide regular clean-up services in the downtown areas.
- Make business hours more compatible to fit the needs of local shoppers.
- Encourage merchants to sell items that are bought most frequently
- Encourage merchants to sell items unique to Clay County and/or the State of Georgia.
- Collaborate with neighboring communities and counties on economic development procedures and tourism.

- **Improve the existing built environment.**

- Encourage and promote development and construction of desirable infill development designed to fit the context of the existing neighborhoods, so long as all other basic development criteria may be met.
- Encourage landscaping of new parking lots to minimize visual impact.
- Encourage revitalization of vacant or under-utilized buildings using public and/or private resources.



Building in Downtown Fort Gaines

Community Needs and Opportunities

Identified Needs and Opportunities

Opportunities

- Opportunities for new businesses
- Historic buildings downtown could be renovated to create a thriving downtown
- Opportunities to draw in tourism traffic from the lake and state park
- Expand sidewalks in town to improve walkability
- Continue Phenomenon Trail to downtown

Needs

- Development of a county high school
- More employment opportunities
- Development of new housing
- Renovation of existing housing
- Continued upkeep and improvements at Frontier Village
- Improve parking Downtown



Building at Frontier Village - Photo Credit: Tim Shaver

City of Fort Gaines

Strengths

- Lake Tourism
- MERCER Medical
- Proximity to Golf Course
- Proximity to Cotton Hill Camp Grounds
- Rich History

Weaknesses

- Lack of Employment Opportunities
- Lack of Downtown Development
- Infrastructure Needs
- No hotel
- No County Highschool
- Downtown Parking

Opportunities

- Increase Outdoor Tourism
- Historic Downtown
- Historic Houses
- Housing Redevelopment Needed
- Expand Phenomenon Trail to Downtown
- Expand Sidewalks

Threats

- Lack of Industry
- Lack of Suitable Housing

Land Use

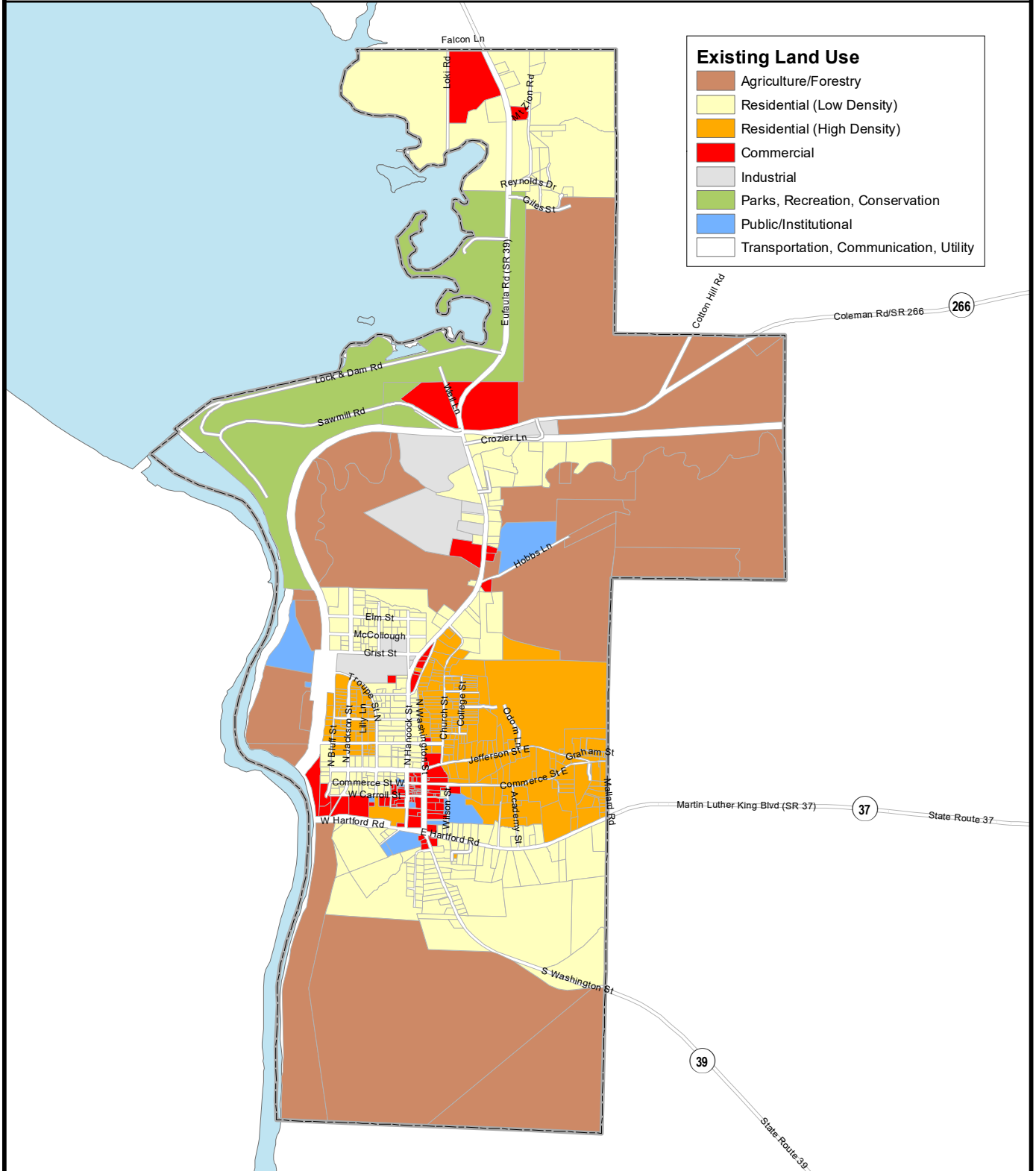
Existing Land Use

Maximizing land development opportunities while protecting natural resources is an important goal for Fort Gaines. Key challenges for city officials include protecting natural resources while encouraging development and establishing an effective mix of appropriate land uses. Housing is the primary land use in Fort Gaines. Both single-family detached housing and multi-family options are available for city residents. Industrial land use comes in second at 23.04% of land in Fort Gaines. Industrial uses are located predominantly along the state highway corridors.

Development Patterns

An analysis of existing development patterns provides an understanding of how land is used at a specific point in time. Identifying existing land use is the first step in gaining an understanding of not only what land uses exist and where they are but how they interact. A major development trend in Fort Gaines is the potential growth around George Bagby State Park and Lake Walter F. George. In this area, the city faces many development issues related to growth, including availability of public utilities (water/sewer) and adequate road capacity and condition (paved roads/dirt roads). The Fort Gaines City Council will need to balance desired growth with its effects on the natural beauty that makes this part of Fort Gaines desirable and potential negative impacts on environmentally sensitive areas.

Fort Gaines, Georgia Existing Land Use



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Future Land Use

Areas Requiring Special Attention

Areas Where Development is Likely to Occur

The major growth area in Fort Gaines is in the north section of the city toward George Bagby State Park. Fort Gaines has extended water and sewer lines to the park and increased capacity for new services in that area.

Significant Natural Resources

The natural environment places certain opportunities and constraints on the way land is used. Soil conditions, slopes, flood frequency and wetlands all affect where development can safely and feasibly occur. In Fort Gaines, development of areas adjacent to and affecting the Chattahoochee River should be reviewed for compliance with state and local ordinances and regulations.

Water Supply Watersheds

Overall, Clay County, Bluffton, and Fort Gaines fall within the Lower Middle Chattahoochee Watershed. Within the county itself, there are seven (7) watersheds of moderate size. The Town of Bluffton is within the Spring Creek-Perry Creek Watershed and the Chattahoochee River-Kolomoki Creek Watershed. The City of Fort Gaines lies within the Chattahoochee River-Cemochechobee Creek Watershed. Unincorporated Clay County falls within these watersheds, but also includes the Chattahoochee River-Walter F. George Reservoir Watershed, Chattahoochee River-Barbour Creek Watershed, Pachitla Creek-Little Pachitla Creek Watershed, and the Pataula Creek Watershed.

Groundwater Recharge Areas

Clay County is located in the Southern Coastal Plain Province. This is a very important groundwater recharge area. There are seven major aquifer systems in the Coastal Plain Province. While the southern portion of Clay County is located over the Cretaceous-Tertiary aquifer system, Fort Gaines is not within that groundwater recharge area.

Wetlands

Wetlands can be broken into four distinct categories: Open Water Wetlands, Scrub/Shrub Wetlands, Forested Wetlands, and Non-Forested Emergent Wetlands. In Clay County, there are 4,535.11 acres of Forested Wetlands, 392.69 acres of Non-forested Emergent Wetlands, 1,102.05 acres of Scrub/Shrub Wetlands, and 14,439.96 acres of Open Water Wetlands.

Soil Types

Clay County is within the Southern Coastal Plain Major Land Resource Area (MLRA-133A). The surface relief ranges from almost level and gently sloping to steep. Slopes range from 0 to 5 percent in the more nearly level areas and from 15 to 45 percent in the hilly and steep areas. Good surface drainage prevails, except for in the lower-lying depressions and in areas along streams. Most of the soils are located on uplands, are well drained, and have a sandy or loamy surface layer and a loamy or clayey subsoil. Other soils on uplands are nearly level and less well drained and have a sandy surface layer and loamy subsoil or a loamy surface layer and clayey subsoil. Nearly level, poorly drained soils are in depressions or on flood plains near streams. The soils on flood plains are loamy or clayey throughout.

Steep Slopes

The topography of Clay County also places constraints and limitations on placement of development. Much of the county has slopes exceeding 25%. Areas of 3% and less are found along the Chattahoochee River in the western part of the county and in patches in the southeastern section of the county.

Prime Agricultural and Forest Land

Prime farmland, as defined by the U.S. Department of Agriculture, is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is available for these uses. There are 138,880 acres of land in Clay County. In the county, 44,566 acres are identified as farmland with 21,347 acres in harvest crops. The main crops in Clay County are cotton and peanuts. Corn, rye, grain sorghum, wheat, and some oats and millet are also grown in Clay County.

Significant Cultural Resources

A county-wide historic resources survey has been completed. There is one individually listed National Register Historic Property in the City of Fort Gaines: The Dill House (102 S. Washington Street). The Clay County Courthouse is also listed in the National Register of Historic Places as part of a Multiple Resource Nomination for all the Courthouses in the State of Georgia. The Fort Gaines National Register Historic District, the only district, is bounded by the Chattahoochee River, GA Hwy 37, GA Hwy 39, College, Commerce, and Jefferson Streets. Fort Gaines also has one archaeological National Register Historic Site: the Fort Gaines Cemetery or Pioneer Cemetery. While an inventory of the historic sites, structures, and objects within the county's borders was completed in 1998, there is no county-wide government entity to sponsor National Register listings, oversee the application for survey funds, maintain an inventory of local historic resources, and attempt to preserve endangered resources.



Suttons Corners Frontier Country Store Museum- Photo Credit: Tim Shaver

Areas Where Development May Outpace Availability of Facilities & Services

The City of Fort Gaines ran water and sewer lines to the northern section of the city around George Bagby State Park. Fort Gaines has also increased their capacity to provide service to this area in expectation of future growth.

Areas with Significant In-fill Development Opportunities

In-fill opportunities exist in and around Fort Gaines. Overall, in-fill opportunities within the city limits are good, because of available public water and public sewer. However, some existing vacant lots should be kept for park and open space.

Brownfields

In general terms, Brownfields are abandoned or underused industrial or commercial properties where redevelopment is complicated by actual or perceived environmental contamination. There is no requirement on size, location, age or past use for Brownfields. Some issues involving Brownfields are the potential to cause harm to the population and the environment, the reduction in employment opportunities and tax revenue, the increase in illegal dumping, and the reduction in the property value for the surrounding area. Redeveloping Brownfields can restore property to productive use, increase property values, improve public health and the environment, and utilize existing public infrastructure and increasing job opportunities and local tax revenues.

Potential Brownfields in Fort Gaines consist of mostly junk yards, old gas stations, and property with abandoned vehicles and equipment.

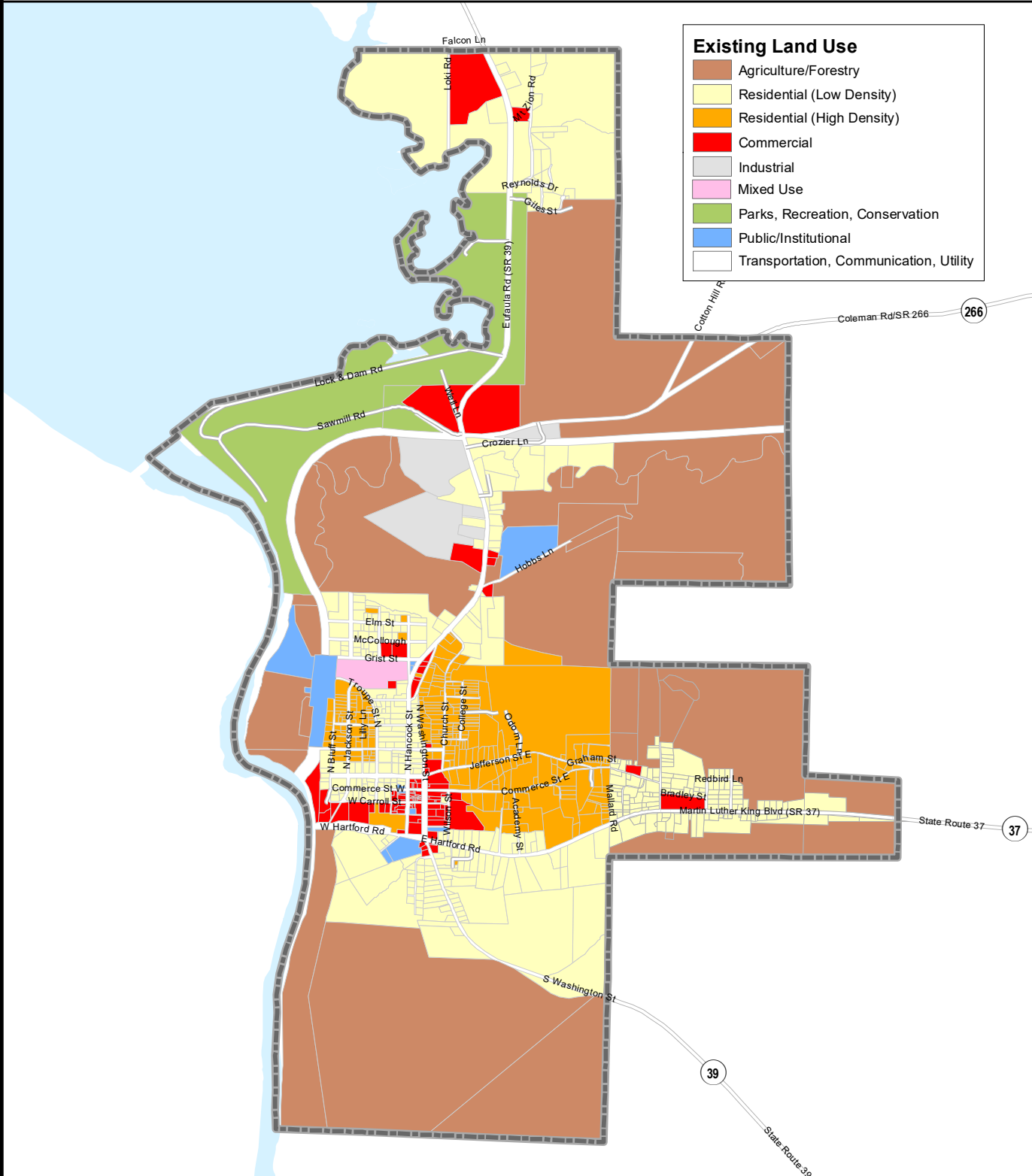
Areas of Disinvestment

All communities have areas of disinvestment or areas in need of improvement Fort Gaines is no different. Market forces over time will stabilize or improve most of the areas in need of revitalization. However, in some cases a public/private partnership will be needed to make improvements happen.

Fort Gaines, Georgia Future Land Use

Existing Land Use

- Agriculture/Forestry
- Residential (Low Density)
- Residential (High Density)
- Commercial
- Industrial
- Mixed Use
- Parks, Recreation, Conservation
- Public/Institutional
- Transportation, Communication, Utility



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Land Use Categories

Agricultural/ Forestry

Farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, or commercial timber or pulpwood harvesting.

Commercial

Non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of densities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building. Communities may elect to separate office uses from other commercial uses, such as retail, service or entertainment facilities.

Industrial

Land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, landfills or other similar uses. Includes lots or tracts of land served by typical urban public services (water, sewer, etc.) but have not been developed for a specific use or were developed for a specific use that has since been abandoned.

Parks, Recreation, Conservation

This category is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers, land in a land trust, or similar uses.

Public/Institutional

This category includes certain state, federal or local government uses, and institutional land uses. Examples include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, colleges, churches, cemeteries, hospitals, etc.

Residential (High Density)

Predominantly single-family, duplex and multi-family dwelling units organized into general categories of net densities.

Residential (Low Density)

Predominantly single-family units organized into general categories of net densities.

Transportation, Communication, Utility

This category includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities or other similar uses.

Fort Gaines Community Work Program

City of Fort Gaines Report of Accomplishments 2018 – 2024		
<i>Activity</i>	<i>Status</i>	<i>Explanation</i>
Hold an annual town clean-up day.	Underway	The City now holds an annual clean-up and will continue this activity on the next work program.
Construct a sign to show community announcements and publicize community events.	Underway	This item is underway.
Expand Frontier Village and construct an amphitheater in conjunction with it to promote events.	Underway	Renovations are underway on the syrup mill and more construction is anticipated for the future, including plans for a new amphitheater.
Work with Downtown Development Authority to improve downtown building facades.	Underway	Some facades downtown have been improved, but improvements are not complete. This item will carry over to the new work program.
Work with Clay County Board of Education to acquire a site for a new Clay County High School.	Underway	A potential site for a new high school has been chosen - this item will carry over to the new work program.
Apply for grant funding to upgrade water and sewer lines and service.	Underway	Phase 1 of sewer upgrades is complete and Phase 2 is underway. Phase 3 is planned for 2024 and will focus on water upgrades.
Recruit a bank to locate a branch in town.	Complete	First State Bank opened in Fort Gaines in 2021.
Partner with the School Board to provide/improve after-school programs for youth.	Underway	This activity has been accomplished, but its continuation will be in the new work program.
Continue to work with the County and Bagby Park in the development of a nature and biking trail known as the Phenomenon Trail.	Complete	The trail is complete.
Continue to make street improvements, sidewalk	Underway	Some improvements have been made, but this project is ongoing

improvements, and beautify Fort Gaines with landscaping, bicycle/pedestrian amenities, and street lights.		and will be carried over to the new work program.
Support the county's application for a Scenic Byway designation for Highway 39.	Postponed	Lack of resources; this item will be carried over to the next work program.
Adopt highway corridor/overlay district to regulate parking, signage, landscaping, buffers, and points of ingress and egress	Underway	A traffic/ parking study is underway.
Review and update development ordinances with illustrative examples to promote appropriate infill development, roadway buffers, environmentally friendly development with proper infrastructure, and greenspace	Underway	Development ordinances have undergone change, but changes will continue to be made in the upcoming years. This item will carry over to the next work program.
Continue to implement housing rehabilitation programs in the city.	Underway	This will carry over to the next work program.
Improve and expand existing housing stock for all income levels.	Underway	This will carry over to the next work program.
Promote an adequate, efficient and appropriate mix of goods and services in the Central Business District and Highway Corridors.	Underway	This is an ongoing priority of Fort Gaines and will be carried over to the next work program.
Provide weekly clean-up services along GA Highway 39 in downtown Fort Gaines	Underway	This item will be carried over to the next work program.
Complete assessment of solid waste disposal facilities and capacity and explore future options	Underway	This item will be carried over to the next work program.
Update and expand on historic walking/driving/biking tours of Fort Gaines.	Underway	This item will be carried over to the next work program.
Purchase police cars and other protective equipment	Complete	Complete but, vehicle maintenance is ongoing.
Provide holding facility for police department.	Canceled	Ft Gaines has contract with Randolph and Seminole Counties.
Open food bank.	Complete	A food bank has been opened.
Offer additional recreational activities; purchase new and maintain existing facilities	Underway	The construction on Jefferson Street Park is underway and is 70% completed.
Open a City Community Center	Complete	A Community Center in the city was opened.

Adopt Part V Planning Criteria for river corridors and groundwater recharge areas.	Postponed	Was not a high priority; will be carried over to the next work program.
Annex county properties that currently receive city utilities.	Underway	This item is ongoing and will carry over into the next work program.
Sandblast/paint water towers, replace structures as needed	Underway	This is included in the 2024 CBDG Grant.
Resurface the following streets: Wilson, Bluff, McCullough, Jackson Ext, Elm, Grist, Troupe Ext	Underway	This item is underway and will carry over into the next work program. Troupe Ext has been completed
Relocate water mains from the center of state roads to the sides.	Complete	Completed in Phase 1 of Sewer Project.
Replace aging lift stations and sewer lines; upgrade or replace sewage treatment plant	Underway	Underway Phase 2 of Sewer Project
Upgrade water communications system	Underway	This item is included in the 2024 CDBG.
Acquire emergency generator and support system for power outages	Complete	This item has been completed.
Work with Albany Technical College to provide job training for local workforce employment	Underway	This is an ongoing item. The city is working on organizing computer literacy classes.
Bring Native American artifacts from the area (currently in storage at the Naval Infantry Museum in Columbus) back to Fort Gaines and create an exhibit in the city	Underway	This item is underway.
Attract a new pharmacy.	Complete	Cricket Drugs opened in 2021.
Replace totem at the bluff in Frontier Village	Underway	This project is included with other updates to Frontier Village.
Apply for any available incentives to facilitate improvements to current broadband infrastructure.	Underway	This item is underway.
Work with the Arts and Recreation Council on gymnasium improvements and other needed recreation improvements	Canceled	This item has been canceled due to lack of feasibility.
Acquire generator for City Hall and police station.	Complete	This item has been completed.
Achieve ADA compliance at County Courthouse	Canceled	This item has been moved to the Clay County Work Program.

City of Fort Gaines Community Work Program 2024 - 2028

<i>Activity</i>	<i>Time Frame</i>					<i>Responsible Party/Partners</i>	<i>Cost Estimate</i>	<i>Funding Source</i>
	<i>2024</i>	<i>2025</i>	<i>2026</i>	<i>2027</i>	<i>2028</i>			
Hold an annual town clean-up day.	X	X	X	X	X	Fort Gaines City Council, Fort Gaines Garden Club, Fort Gaines Chamber of Commerce, Fort Gaines DDA	\$25,000	City Funds, Private Funds
Streetscape improvements for Washington and Hancock Streets.	X	X				Fort Gaines City Council	\$24,000	City Funds
Construct a sign to show community announcements and publicize community events.	X					Fort Gaines City Council, Fort Gaines Chamber of Commerce, Fort Gaines DDA	\$20,000	City Funds, Private Funds, GDEcD
Expand and renovate Frontier Village and Fort	X	X	X	X	X	Clay County EDC, Fort Gaines DDA, Fort Gaines City Council, Fort Gaines Garden Club	\$1,500,000	City Funds, DCA, Grant Funds, GDEcD, USDA
Work with Downtown Development Authority to improve downtown building facades.	X	X	X	X	X	Fort Gaines City Council, Fort Gaines DDA, Clay County EDC	\$100,000	City Funds, DCA, USDA, Grant Funds

Work with Clay County Board of Education to relocate Clay County High School			X	X		Fort Gaines City Council, Clay County Board of Commissioners, Clay County Board of Education	\$23,000,000	City Funds, County Funds, BOE Funds, GDOE
Apply for grant funding to upgrade water and sewer lines and service.	X	X	X	X	X	Fort Gaines City Council	\$38,000,000	City Funds, CDBG, DCA, GEFA
Partner with the School Board to provide/improve after-school programs for youth.	X	X	X	X	X	Fort Gaines City Council, Clay County Board of Education, Fort Gaines Arts and Recreation Council	\$50,000	City Funds, BOE Funds, Private Funds, Grant Funds
Extend sidewalks from Hambersham St to Hobbs Ln and extend Phenomenon Trail into Downtown Fort Gaines	X	X				Fort Gaines City Council, Clay county Board of Commissioners	\$2,000,000	City Funds, BOC Funds, Private Funds, Grant Funds
Continue to make street improvements, sidewalk improvements, and beautify Fort Gaines with landscaping, bicycle/pedestrian amenities, and street lights.	X	X	X	X	X	Fort Gaines City Council, Fort. Gaines DDA	\$24,000	City Funds, Private Funds, TIA
Adopt highway corridor/overlay district to regulate parking, signage, landscaping, buffers and points of ingress and egress			X	X	X	Fort Gaines City Council, Clay County BOC	\$10,000	City Funds, BOC Funds, GDOT

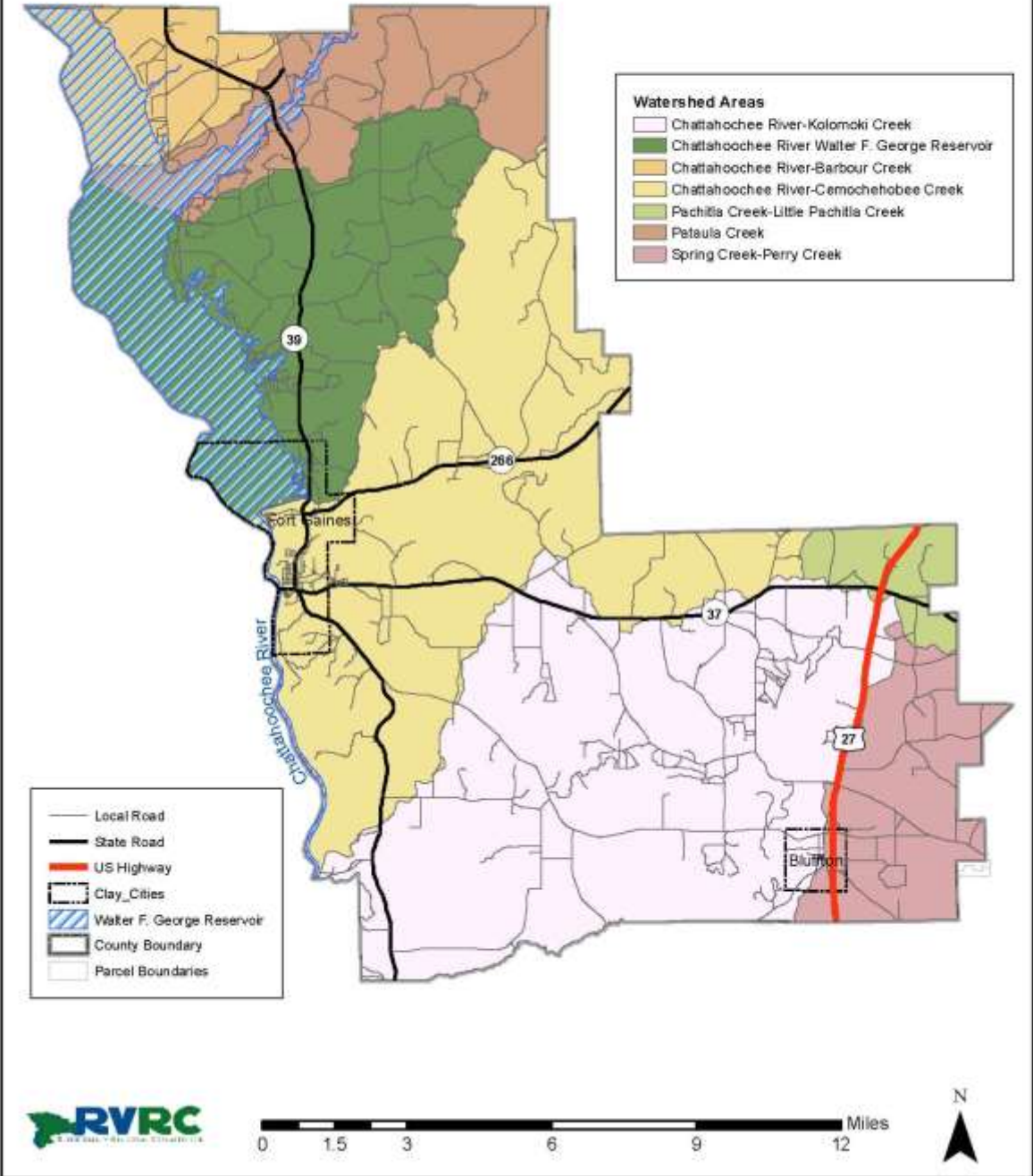
Review and update development ordinances with illustrative examples to promote appropriate infill development, roadway buffers, environmentally friendly development with proper infrastructure, and greenspace.	X	X	X			Fort Gaines City Council RVRC	\$10,000	City Funds
Continue to implement housing rehabilitation programs in the city.	X	X	X	X	X	Fort Gaines City Council Southwest GA Housing Authority	\$50,000	City Funds USDA DCA
Improve and expand the existing housing stock for all income levels.	X	X	X	X	X	Fort Gaines City Council Southwest GA Housing Authority	\$50,000	City Funds USDA DCA
Promote an adequate, efficient and appropriate mix of goods and services in the Central Business District and Highway Corridors.	X	X	X	X	X	Fort Gaines City Council, Clay County EDC	\$100,000	City Funds, Private Funds, USDA
Provide weekly clean-up services along GA Highway 39 in Fort Gaines	X	X	X	X	X	Fort Gaines City Council, Clay County EDC	\$5,000	City Funds
Complete assessment of solid waste disposal facilities and capacity and explore future options			X			Fort Gaines City Council, Clay County BOC	\$50,000	City Funds, County Funds, Grant Funds

Encourage and support the expansion of services at the library in Fort Gaines.	X	X	X	X	X	Fort Gaines City Council, Clay County BOC	\$100,000	City Funds, County Funds, Grant Funds
Update and expand on historic walking/driving/biking tours of Fort Gaines.	X	X				Fort Gaines City Council, Fort Gaines Historic Society	\$10,000	City Funds, Private Funds
Offer additional recreational activities; purchase new and maintain existing facilities	X	X	X	X	X	Fort Gaines City Council, Arts and Recreation Council	\$150,000	City Funds, Grant Funds, Arts and Rec Council
Annex county properties that currently receive city utilities.	X	X				Fort Gaines City Council Clay County Board of Commissioners	\$25,000	City Funds
Sandblast/paint water towers, replace structures as needed	X	X				Fort Gaines City Council	\$1,000,000	City Funds, USDA, CDBG
Resurface the following streets: Wilson, Bluff, McCullough, Jackson Ext, Elm, Grist	X	X	X	X	X	Fort Gaines City Council	\$1,000,000	City Funds, LMIG, TIA, CDBG
Replace aging lift stations and sewer lines; upgrade or replace sewage treatment plant		X		X		Fort Gaines City Council	\$6,400,000	City Funds, GEFA

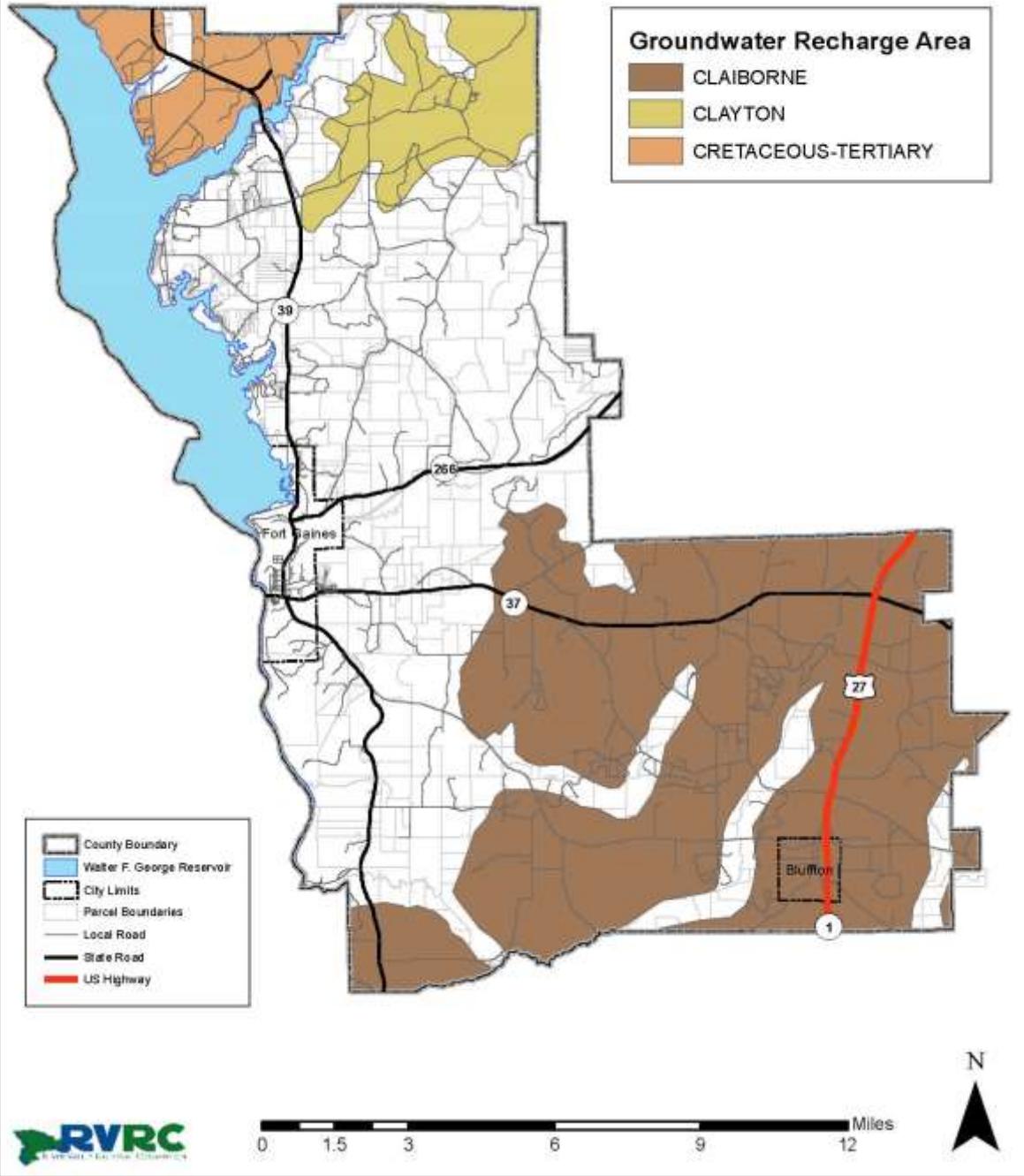
Upgrade water communications system		X		X		Fort Gaines City Council	\$750,000	City Funds, CDBG
Work with Albany Technical College to provide job training for local workforce employment	X	X	X			Fort Gaines City Council, Albany Tech	\$100,000	City Funds, Private Funds, GDOE
Bring Native American artifacts from the area (currently in storage at the Naval Infantry Museum in Columbus) back to Fort Gaines and create an exhibit in the city	X	X				Fort Gaines Historic Society, Naval Infantry Museum	\$10,000	City Funds, Private Funds
Replace totem at the bluff in Frontier Village	X	X	X			Fort Gaines City Council, Arts and Recreation Council, Historic Society, Clay County EDC	\$25,000	City Funds, Arts and Recreation Council
Apply for any available incentives to facilitate improvements to current broadband infrastructure.	X	X	X	X	X	Fort Gaines City Council	\$50,000	City Funds, Private Funds, Grant Funds

Appendix: Maps

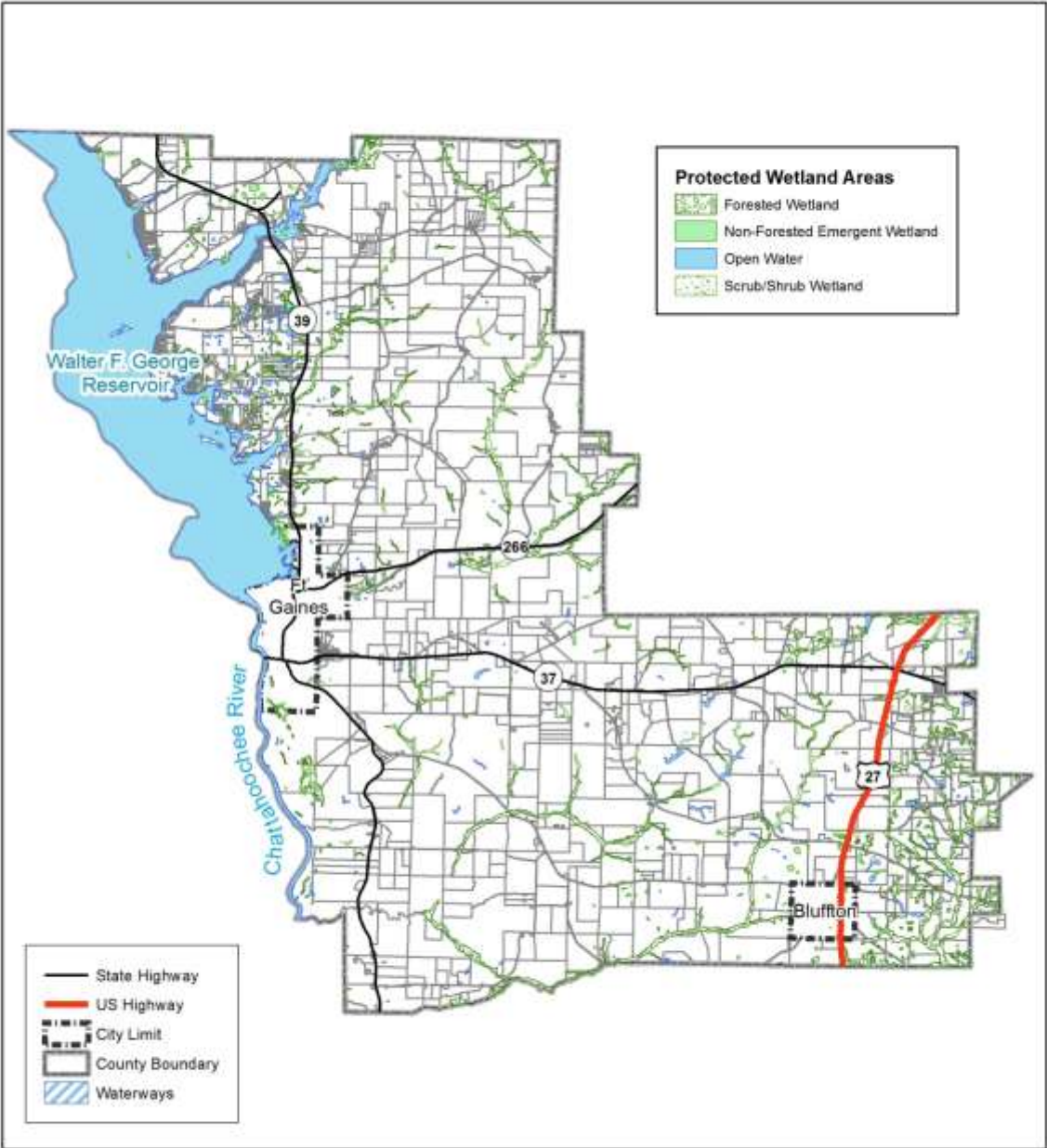
Clay County, Georgia Watershed Areas



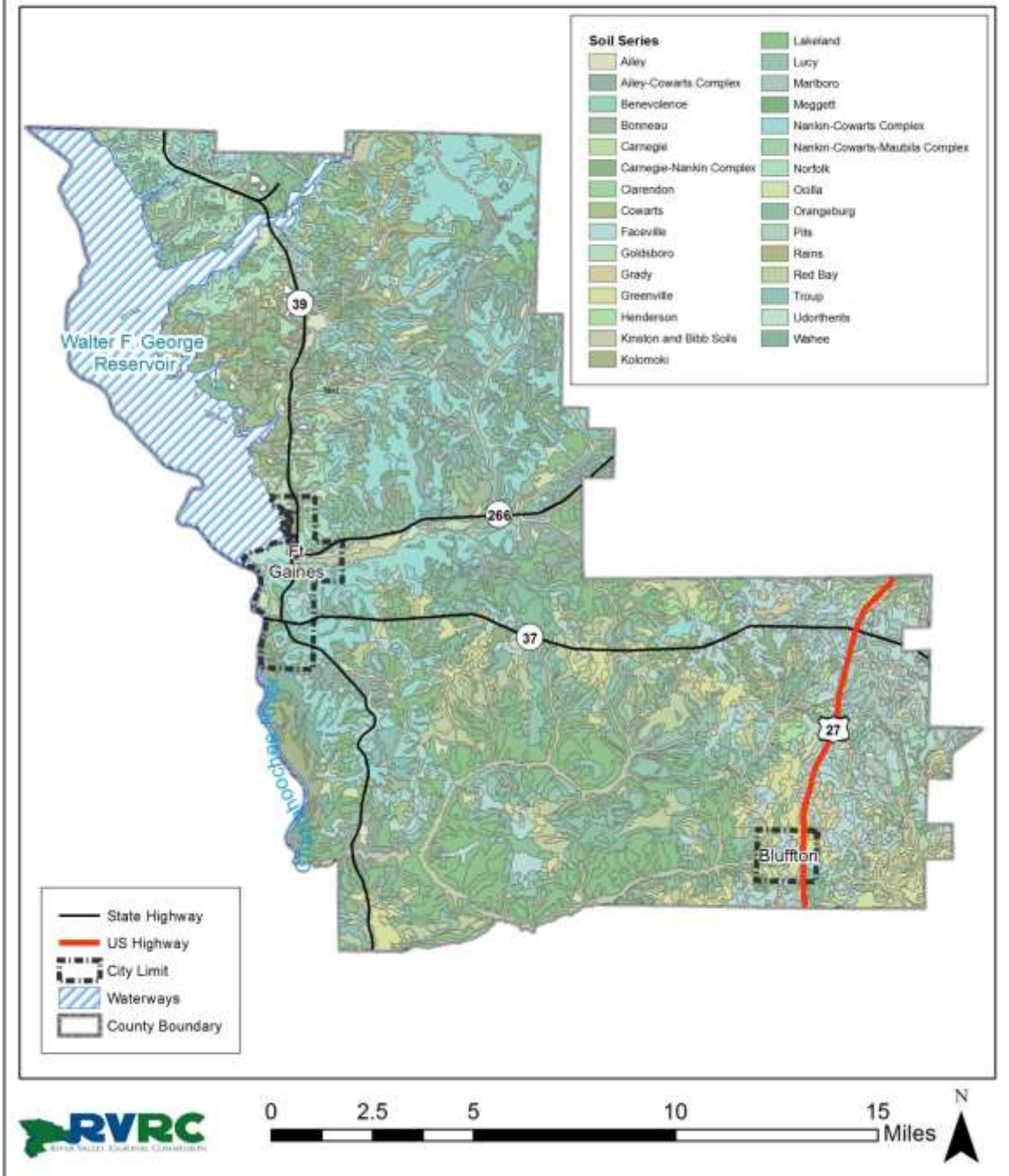
Clay County, Georgia Groundwater Recharge Area



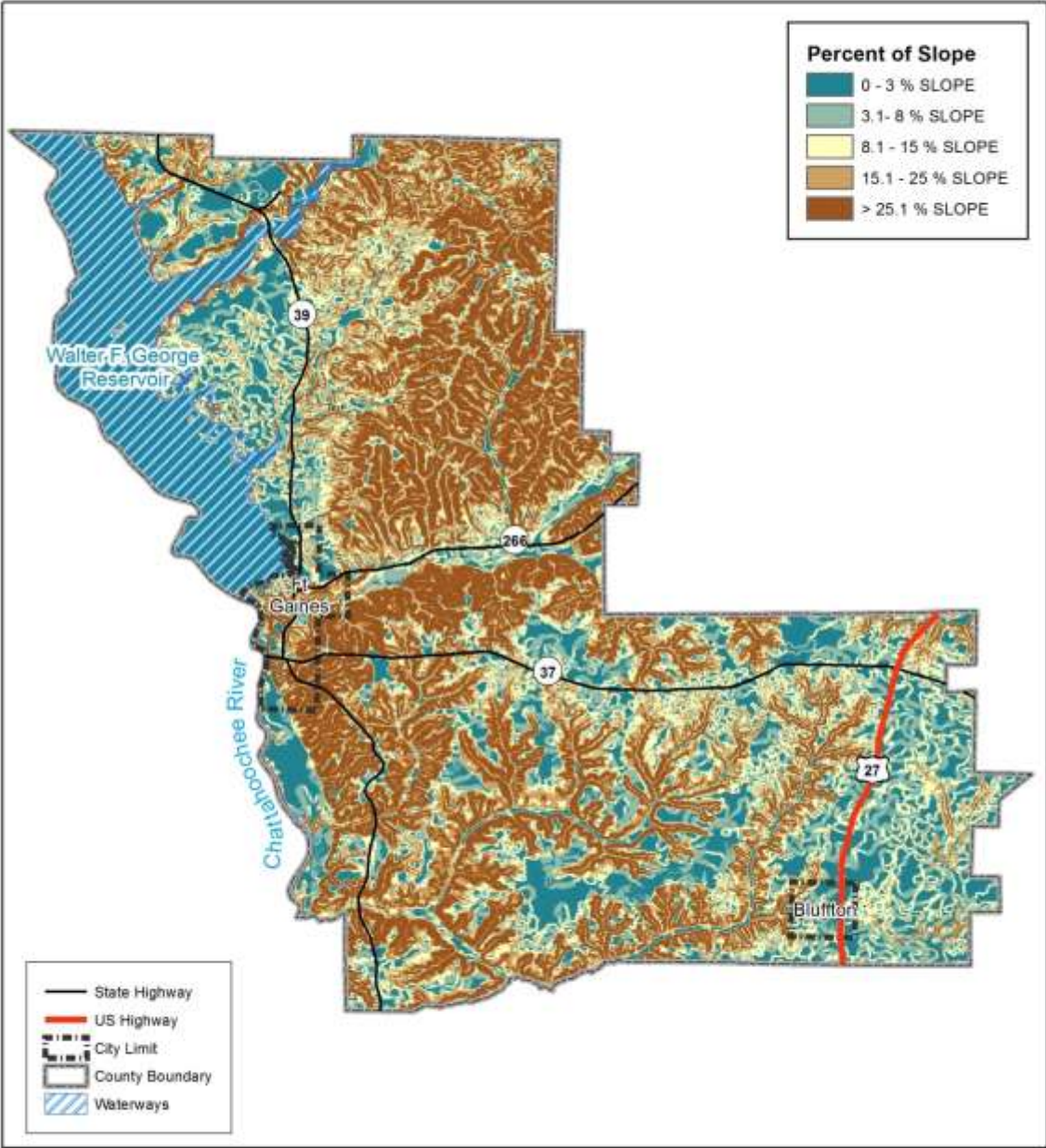
Clay County, Georgia Protected Wetlands



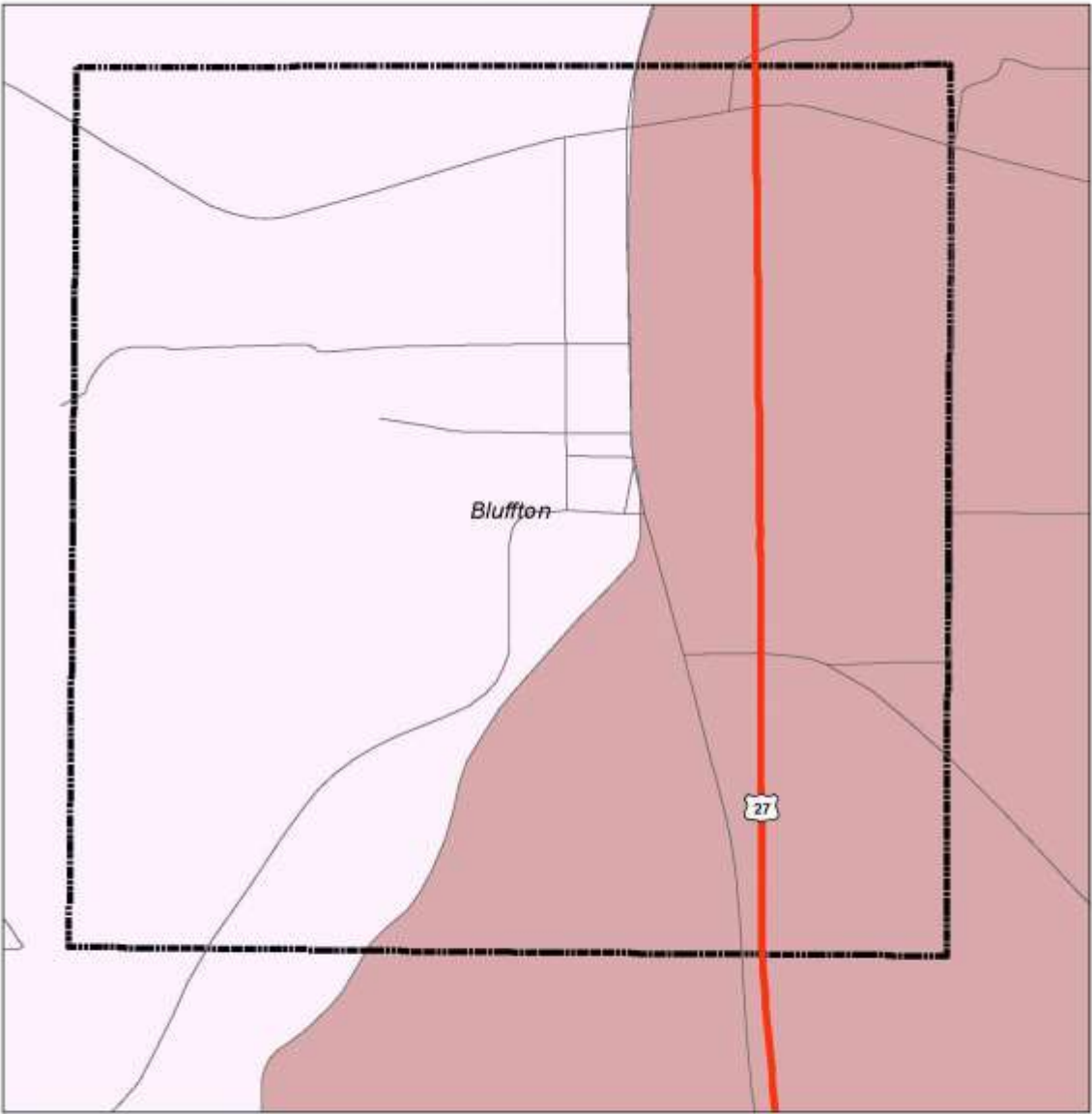
Clay County, Georgia Soils



Clay County, Georgia Ground Slope



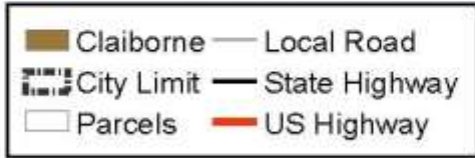
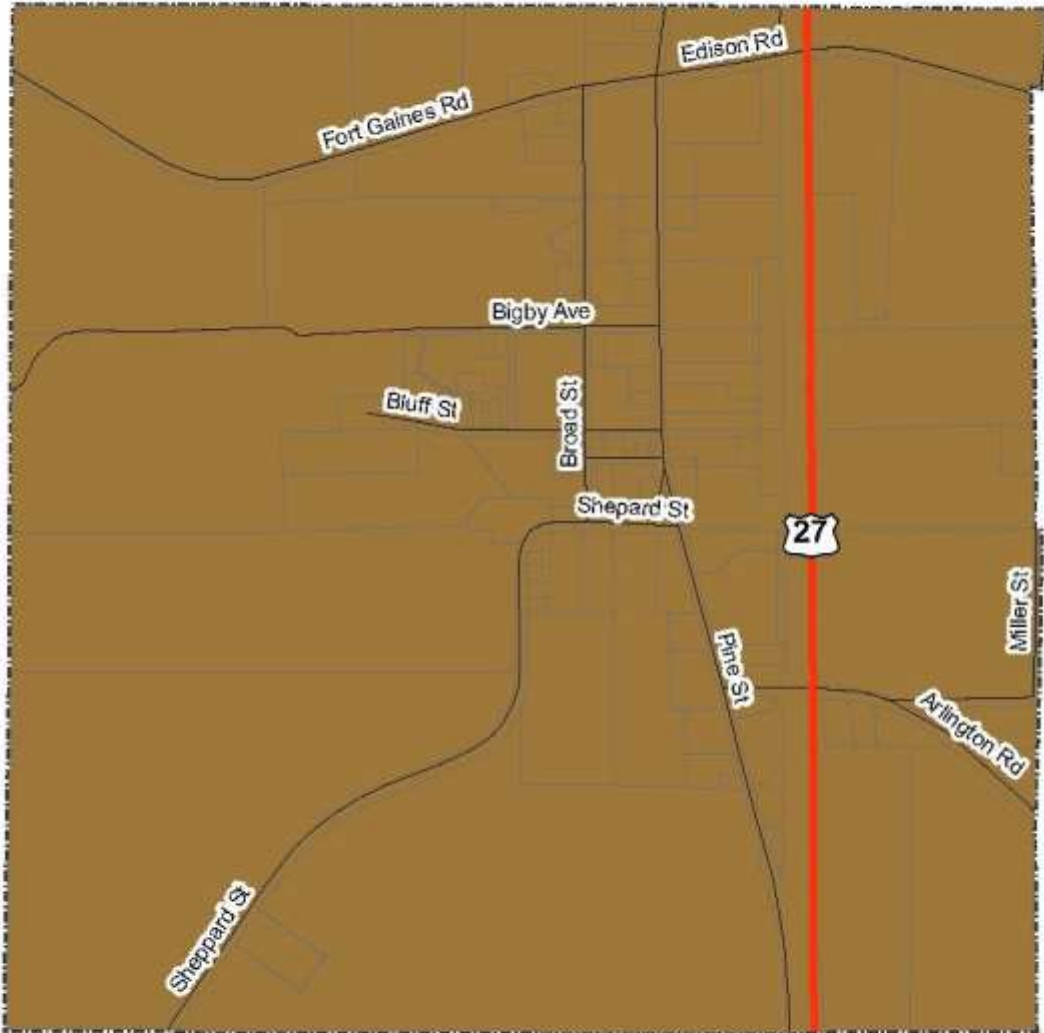
Clay County, Georgia Watershed Areas



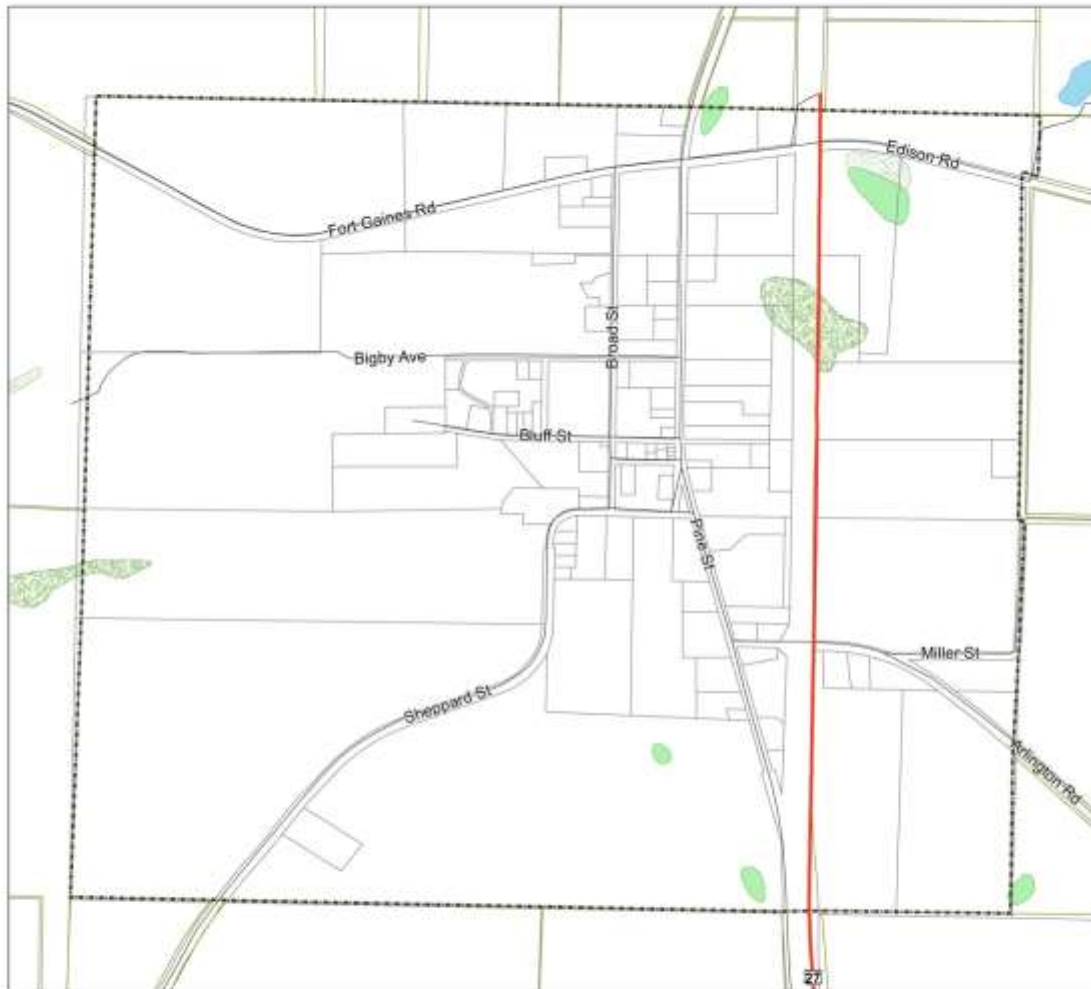
- | | | | |
|------------|----------------------------|-------------------|------------------------------------|
| Local Road | City Limits | County Boundary | Watershed Areas |
| State Road | Walter F. George Reservoir | Parcel Boundaries | Chattahoochee River-Kolomoki Creek |
| US Highway | | | Spring Creek-Perry Creek |



Bluffton, Georgia
Groundwater Recharge Area



Bluffton, Georgia Protected Wetlands



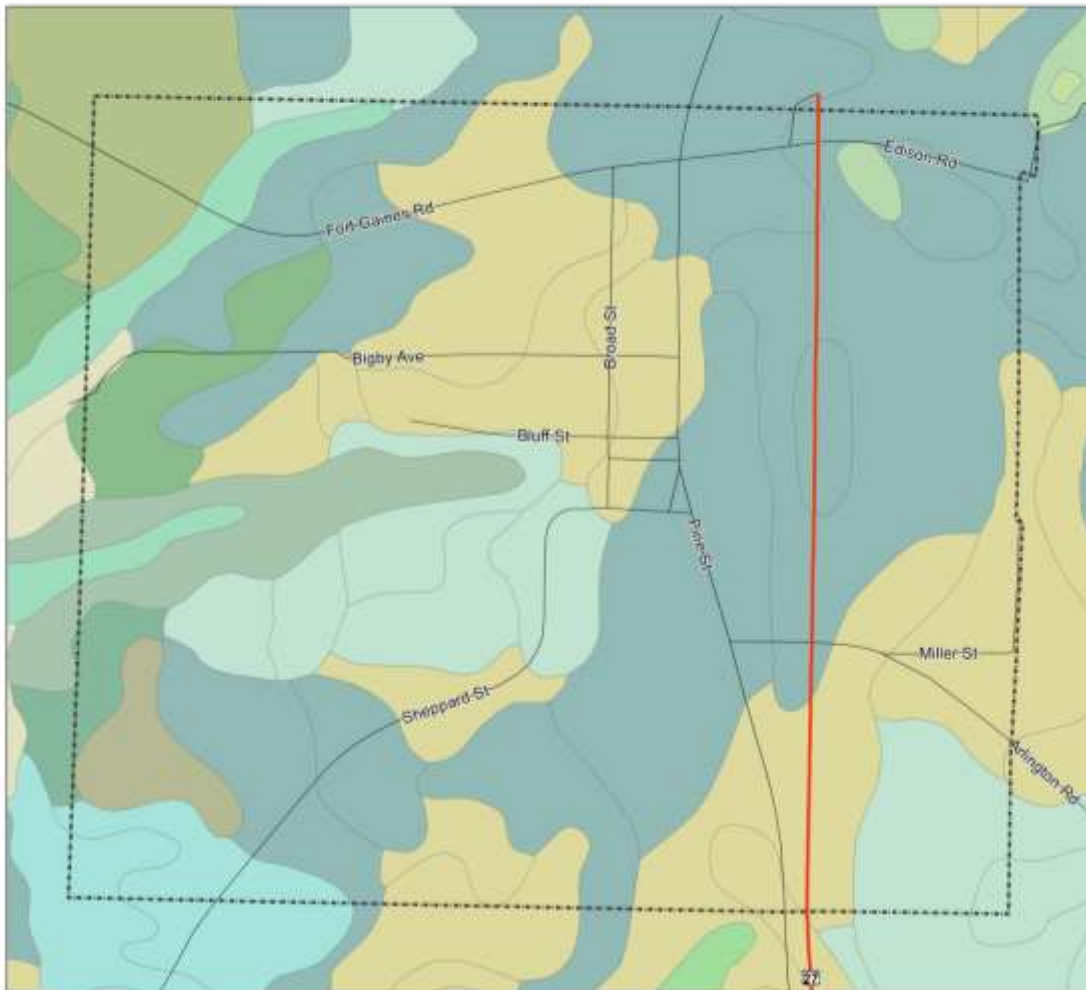
Protected Wetland Areas

- Forested Wetland
- Non-Forested Emergent Wetland
- Open Water
- Scrub/Shrub Wetland

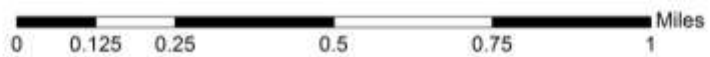
- Local Road
- State Highway
- US Highway
- City Limit
- Parcels



Bluffton, Georgia Soils

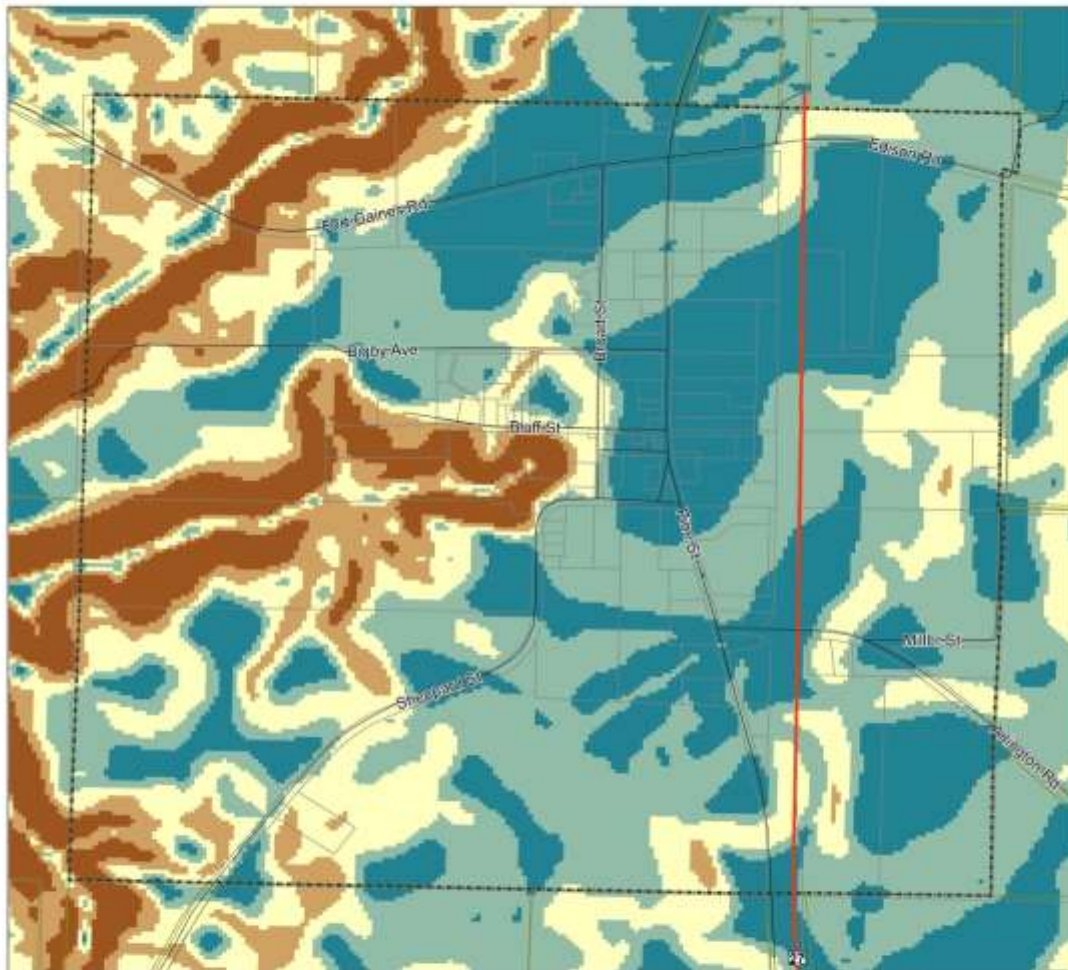


Soil Series		
Faceville	Lucy	
Carnegie	Grady	Nankin-Cowarts Complex
Carnegie-Nankin Complex	Greenville	Orangeburg
Clarendon	Kinston and Bibb Soils	Red Bay
Cowarts	Lakeland	Water



Bluffton, Georgia

Ground Slope

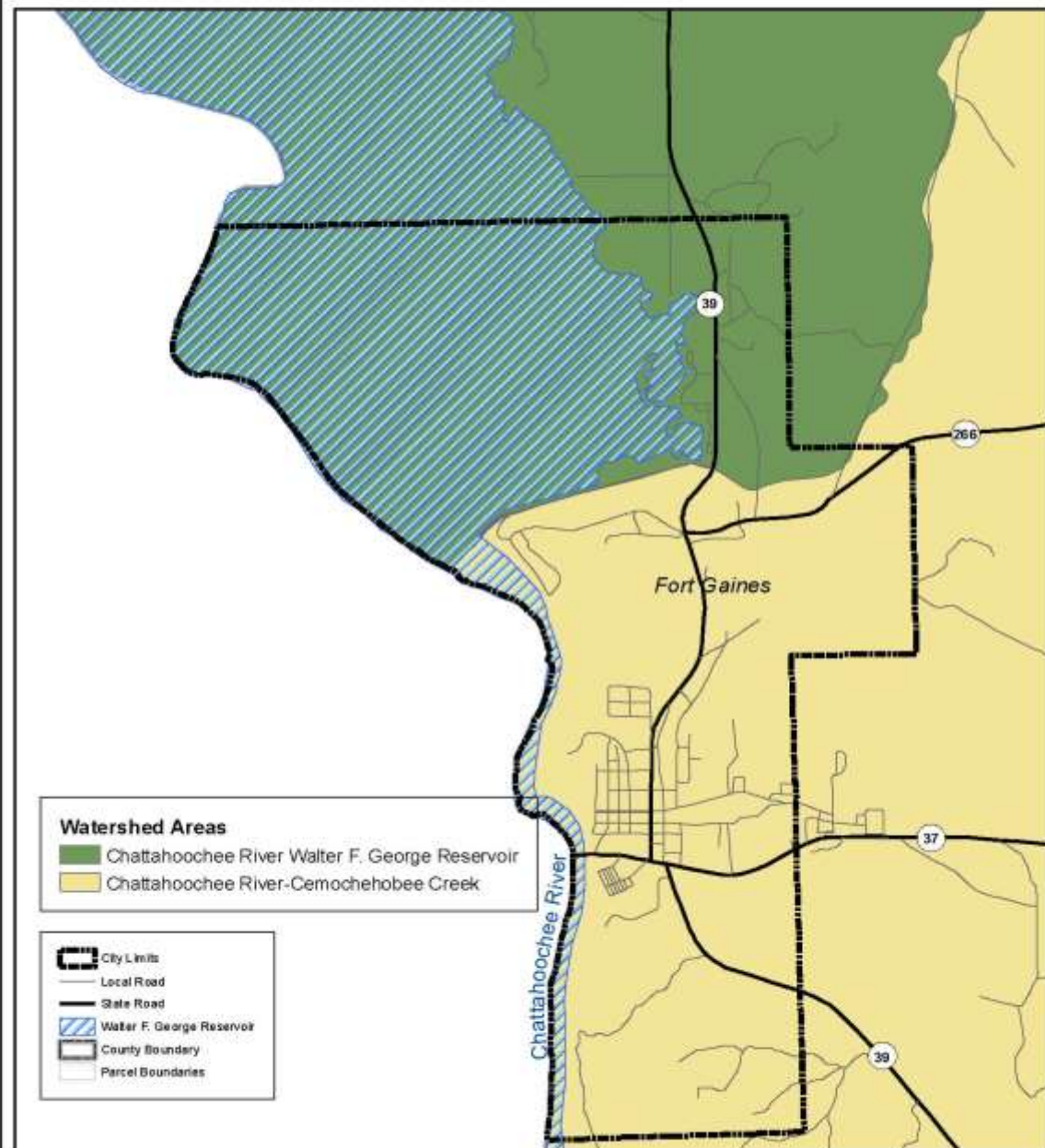


Percent of Slope	
 0 - 3 % SLOPE	 8.1 - 15 % SLOPE
 3.1 - 8 % SLOPE	 15.1 - 25 % SLOPE
 > 25.1 % SLOPE	

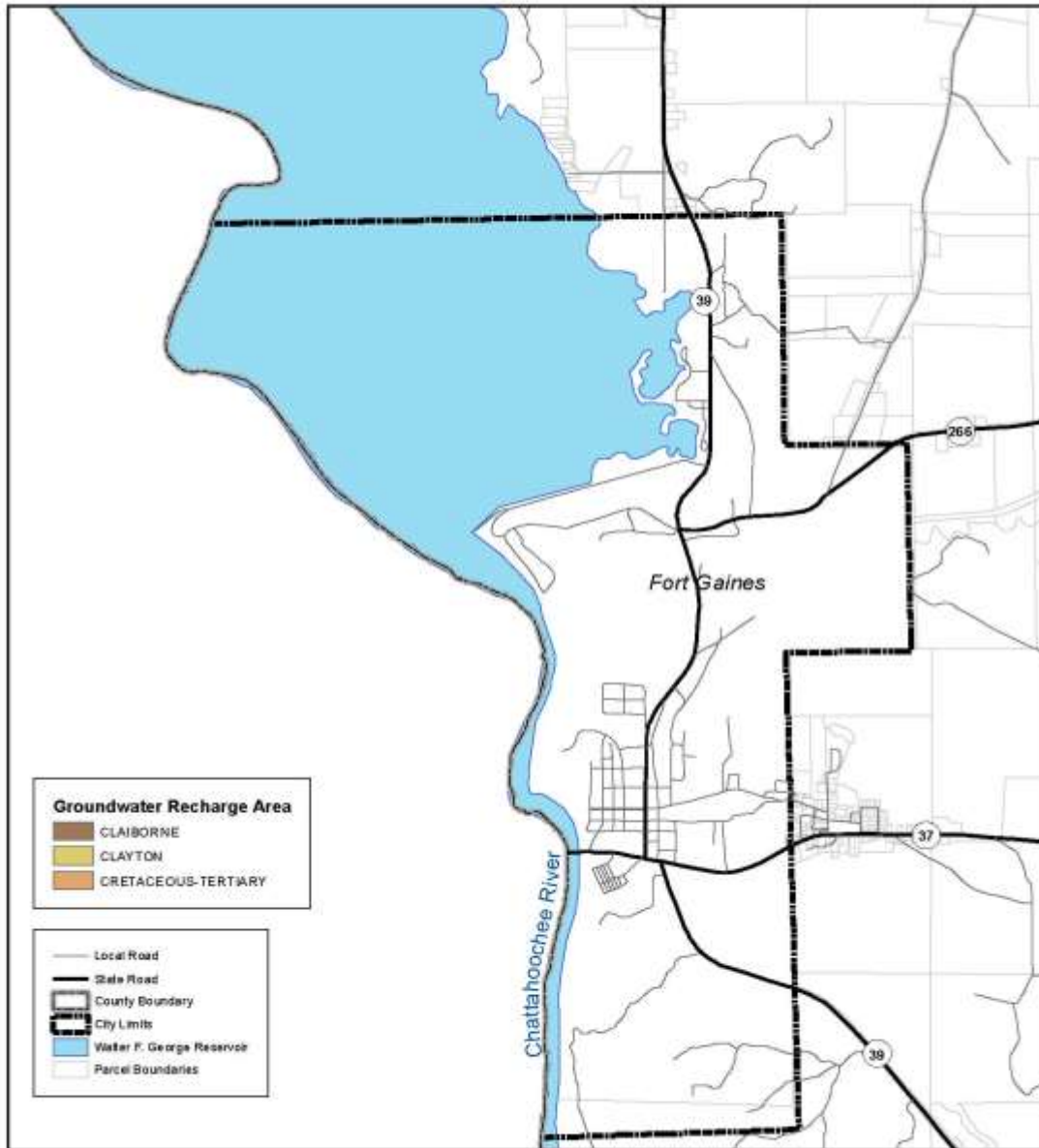
Legend	
 City Limit	 State Highway
 Local Road	 US Highway



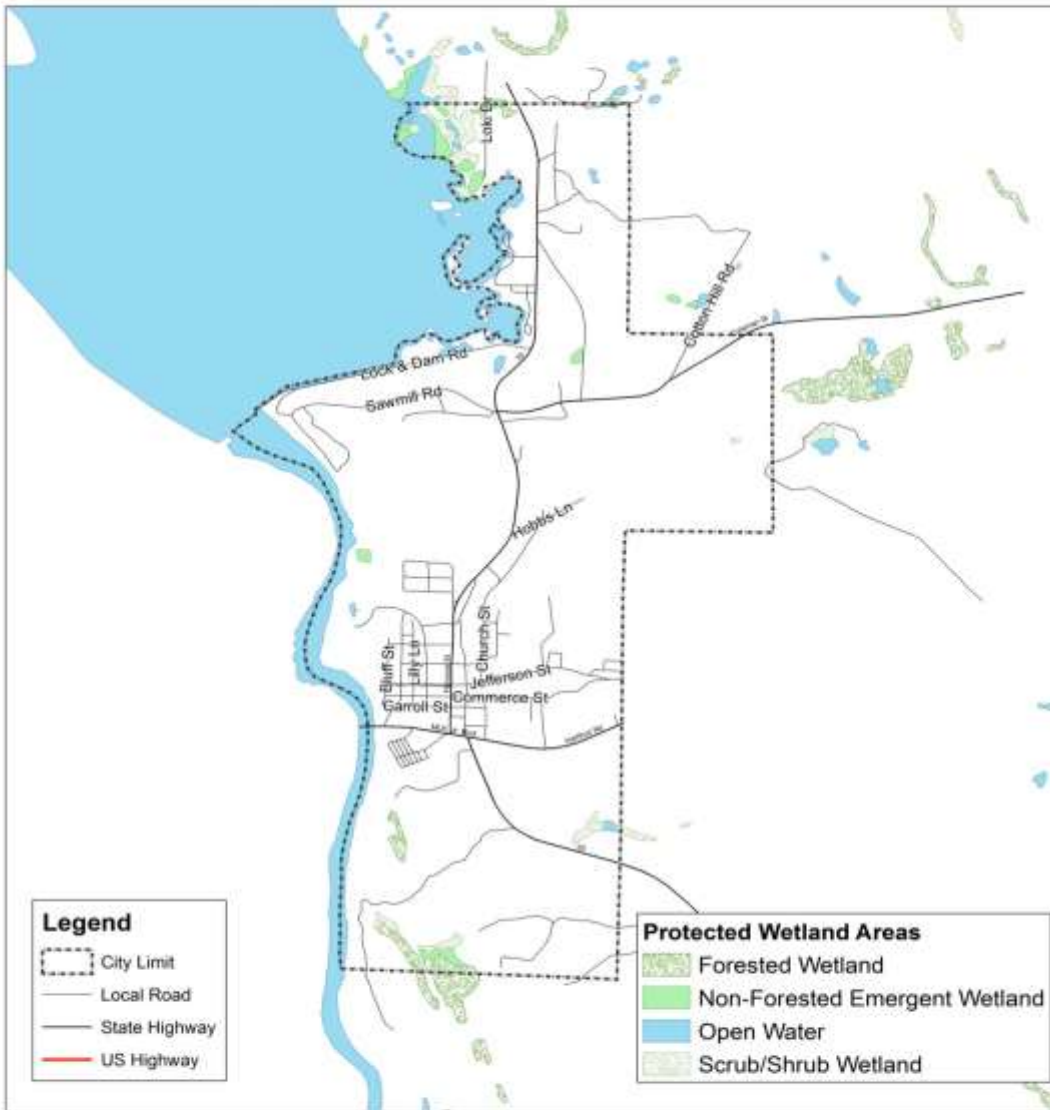
Ft. Gaines, Georgia Watershed Areas



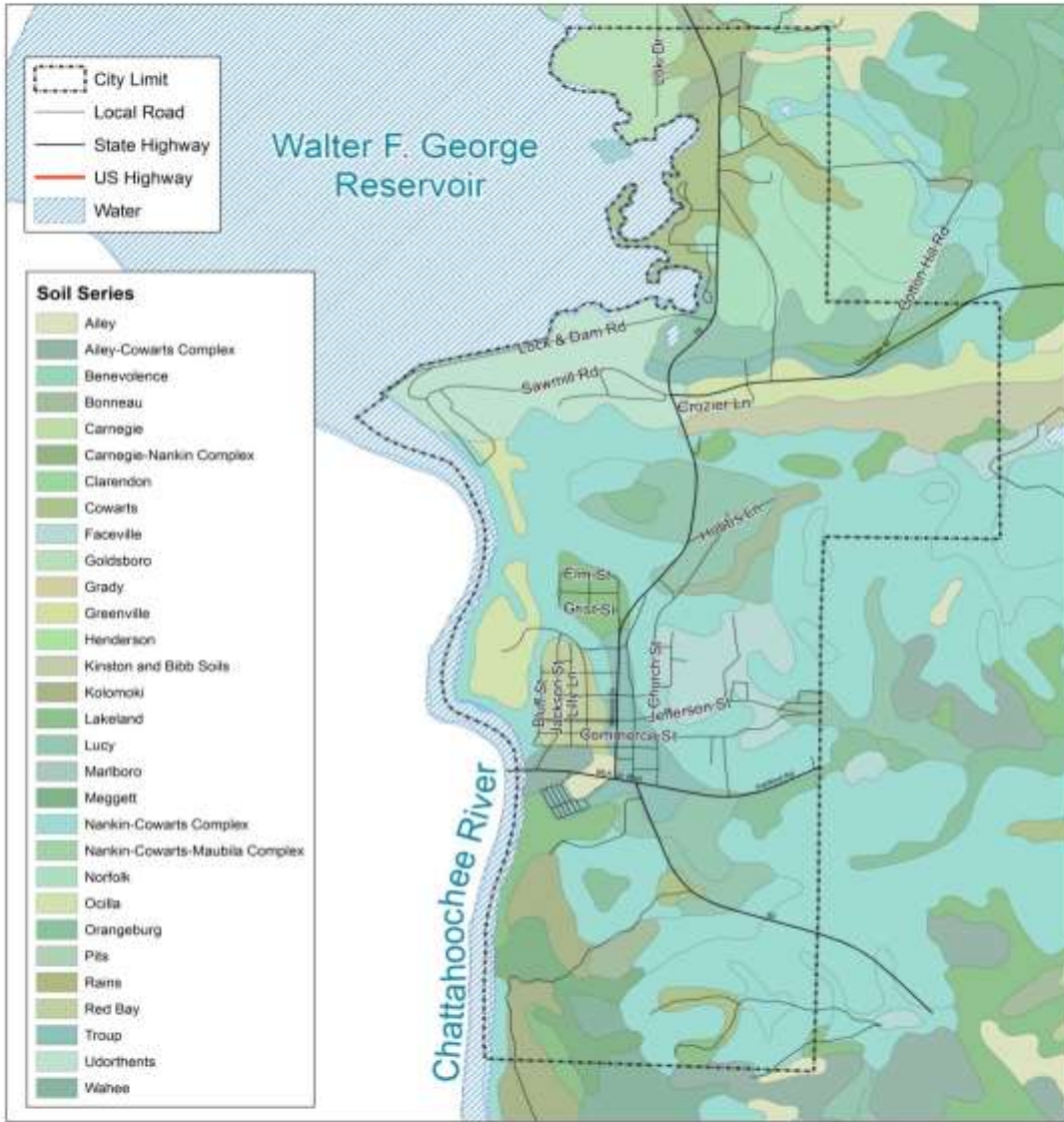
Ft. Gaines, Georgia Groundwater Recharge Area



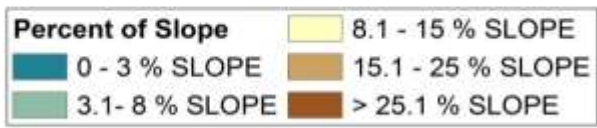
Ft. Gaines, Georgia Protected Wetlands



Ft. Gaines, Georgia Soils



Ft. Gaines, Georgia Ground Slope



Appendix: Public Participation Documentation

#1347

\$ 25,000.00

\$ 560,000.00

\$ 7,500.00

\$ 2,000.00

\$ 8,636,213.00

\$ 5,258,505.09

\$ 77,250.00

\$ 79,000.00

\$ 46,500.00

\$ 37,500.00

\$ 19,750.00

\$ 200,000.00

\$ 191,000.00

\$ 234,500.00

\$ 106,500.00

\$ 2,385,708.00

\$ 8,636,213.00

public hearings for the FY 2024 proposed budget will be held June 15th at 5:00-5:30. The proposed budget will be considered held on June 15th at 5:30. All meetings will be held in the Media

MUSIC SALE

PUBLIC HEARING NOTICE

Clay County and the cities of Bluffton and Fort Gaines will hold a joint public meeting on June 6th, 2023 at 7:00 pm at 147 Wilson Street, Suite 1, Fort Gaines, GA to review Comprehensive Plan Update activities and schedule of completion.

The purpose of this meeting is to brief the community on the contents of the plan, provide opportunity for residents to make suggestions, additions, or revisions and notify the community of plan due dates to the RVRC and the state of Georgia for review. Community comments on the contents of the Comprehensive Plan, which includes the Future Land Use Map, Community Work Program, Report of Accomplishments, a new Community Work Program, a final list of Issues and Opportunities and Goals and Objectives as well as any other portion of the plan to be submitted to the Regional Commission and the state.

Clay County as well as Bluffton and Fort Gaines are committed to providing all persons with equal access to its services, programs, activities, education, and employment regardless of race, color, national origin, religion, sex, familial status, disability, or age. Persons with special needs relating to handicapped accessibility or foreign language shall contact the Clay County Clerk Temonica Ealey at (229) 768-3238 ext.102. For more information about the public hearing, please contact Blaine Hoskins with the River Valley Regional Commission at (706) 256-2910.

Clay County Comp Plan Update
Sign in Sheet

~~THE~~ June 6, 2023
7pm Ft Gaines

<u>Name</u>	<u>Email</u>
Gail Hubbard	gailhubbard@windstream.net
Ernest Jenkins	erwestjcnkns@windstream.net
James Davenport	jamesdavenport5558@yahoo.com
Hunter Singleton	hunter.singleton@claycountyga.net
Lola Spana	lola651@windstream.net
Samuel T. Johnson	samuel.johnson@claycountyga.net
Patricia Thornton	Patricia.thornton@gsecca.org
Anne Hayes	anne.hayes@relaxationinsurance.com
Kenneth Sumpter	captsumpter@gmail.com
Robert Cooke	rbcooke5@gmail.com Robert.Cooke@swgso.org
Loren Kinell MD	susie4797@gmail.com
Ronald Walker	ronaldwalker2581@gmail.com
Theresa Gilbert	theresagilbert1987@gmail.com
Kendall Crozier	klcrozier51@gmail.com
Jamie Wilson	Jamie.Wilson@claycountyga.net
Ronnie Crozier	RONNIE.CROZIER@CLAYCOUNTYGA.NET
Locke Shivers	claysheriff@claycountyga.net
Gail Hubbard	
Wm H. Mills	

City of Bluffton
P. O. Box 55
Bluffton, GA 39824
Agenda

June 5, 2023

7:00 PM

Regular Meeting

- 1. Call to Order and Opening Prayer**
- 2. Agenda Approval**
- 3. Minutes**
- 4. Blaine Hoskins, RVRC**
- 5. Comments from the Public**
- 6. Unfinished Business**
- 7. New Business**
- 8. Comments from Departments**
- 9. Comments from Mayor**
- 10. Adjourn**

June 5, 2023

Clay County Camp Plan-Bluffton- Sign in Sheet

<u>Name</u>	<u>Email</u>
Shoni Hubbard	
CHRIS CLIFTON	chris.clifton@claycountyga.net
Termonica W Ealey	termonica.ealey@ClayCountyga.net
Lynn Hubbard	lhubbard47@yahoo.com
Sara Hubbard	gail.hubbard@windstream.net
Aldene Lee	leew00@windstream.net





Clay County, Town of Bluffton, City of Fort Gaines Comprehensive Plan Update

AGENDA

Clay County Comprehensive Plan Workshop

Thursday, July 13, 2023

147 Wilson St, Ste 1

Fort Gaines, GA

5:00pm

1. Introductions
2. Review Current Vision Statement, Community Goals, Community Policies
3. SWOT Analysis
 - Strengths
 - Weaknesses
 - Opportunities
 - Threats

NOTES:

Clay County

7/13/2023

Sign in Sheet

Name

Ernest Jenkins

Mariann Jenkins

Robert Cooke

Tim Shaver

Locke Shivers

Termonica Wealy

Patricia Thornton

Samuel T. Johnson

Karen Kinsell

Hunter Singleton

Lola Spann

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Samuel.johnson@claycountyga.net

Susie4797@gmail.com

hunter.singleton@claycountyga.net

Lola.Spann@clayCountyga.net





Clay County, Town of Bluffton, City of Fort Gaines Comprehensive Plan Update

AGENDA

Clay County Comprehensive Plan Workshop

Thursday, July 13, 2023

103 Commerce St W

Fort Gaines, GA

6:30pm

1. Introductions
2. Review Current Vision Statement, Community Goals, Community Policies
3. SWOT Analysis
 - Strengths
 - Weaknesses
 - Opportunities
 - Threats

NOTES:

Fort Gaines
7/13/2023

<u>Name</u>	<u>Email</u>
Augustus Williams	None
Jeanine Spann	Jeanine.spann@yahoo.com
Karen Kinzell	Susie4797@gmail.com
Tim Shaver	shavertim@aol.com
Anne M. Lynn	annemlynn@yahoo.com
Robert Cooke	rbcooke5@gmail.com
Temonica Ealey	temonica.ealey@claycountysga.net

